

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 38
Meeting Date: 02/08/01

SUBJECT: CENTERPOINT RESIDENTIAL #SPD-2000.80

PREPARED BY: DeeDee (D²) Kimbrell, Planner I (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

q-j

BRIEF: Motion to reconsider council action of January 25, 2001 approving Centerpoint Residential for an 8th Amended Preliminary Planned Area Development mixed use development with use a permit and variances at 75 West 5th Street.

****** NOTE: If reconsideration is approved, the public hearing will be held March 22, 2001.**

COMMENTS: PLANNED DEVELOPMENT (0406) Motion to reconsider council action of January 25, 2001 approving **CENTERPOINT RESIDENTIAL** (Centerpoint Plaza Limited Partnership, property owner) for an 8th Amended Preliminary Planned Area Development for 1,409,341 s.f. on 24.16 acres mixed use development located at 75 West 5th Street with the following approval:

#SPD- 2000.80 8th Amended Preliminary Planned Area Development for Phase VIII for 793,498 s.f. mixed use development for retail, restaurants, 642 residential units, and a parking structure with a total of 1,616 parking spaces (two levels of parking, three below-grade and one at-grade) on 5.35 net acres, located at 75 West 5th Street in the CCD Zoning District. The following approval is requested from the City of Tempe:

Use Permit:

Allow live/work (flex space) condominiums units, and mixed uses as retail/restaurants (with entertainment).

Variances:

1. Increase the maximum allowed height for mechanical screening from 12' to 20'.
2. Increase the maximum allowed building lot coverage from 40% to 44%.
3. Increase the maximum existed allowed building height from 204' to 225'.
4. Reduce the minimum bicycle parking required within the Arizona State University commuting area from 730 spaces to 50 spaces.

Document Name: 20010208devsrh08

Supporting Documents: Yes

SUMMARY: Centerpoint Residential proposes a 793,498 s.f. mixed use development located within Centerpoint Development at 75 West 5th Street at the southwest corner of Maple Avenue and 5th Street. The current request is to amend the Preliminary Planned Area Development. This project would include: 6,126 s.f. retail/restaurants, 143,095 s.f. office (flex space), 644,277 s.f. residential (642 units) and a 6-level parking structure (3 levels below grade, 1 at grade and 2 above grade) with a total of 1,616 parking spaces, on approximately 5 acres of the 24 acre Centerpoint Development. Centerpoint Development has an existing variance to allow a

maximum building height of 204'. The new variance request would add an additional 20' to the maximum building heights to accommodate this new proposal. The proposed land uses appear to be compatible with the existing development in the downtown and will allow for office, retail, restaurants, and residential opportunities beyond what exists today. There are variances and a use permit requested with this application. Staff is in support of this proposal. Opposition from neighbors was heard at the Planning Commission hearing. Planning Commission approved this request at their meeting on December 12, 2000 by a 7-0 vote. **Note: The first public hearing for this request was held on January 11, 2001.**

- ATTACHMENTS:**
1. List of Attachments
 - 2-3 History & Facts / Description
 - 4-5 Comments/Reason for Approval
 - 6-7 Conditions of Approval
 8. Location Map
 9. 8th Amended Preliminary P.A.D.
 10. Elevations
 11. Sections
 12. Floor Plan
 13. Conceptual Landscape Plan
 14. Letter of Explanation/Intent
 15. Previously approved 7th Amended Preliminary P.A.D. (Phase VII)
 16. Planning Commission Minutes (12/12/00)

HISTORY & FACTS:

June 1985.

The City Council selected University Plaza (now Centerpoint) from among 10 proposals for this downtown redevelopment project.

April 30, 1987.

The City Council approved for DMB Associates (Centerpoint) a zoning change from I-2, General Industrial, R-4 Multi-Family Residence General District and CCD Central Commercial District to CCD Central Commercial District, and a Preliminary P.A.D. with variances and use permits for University Plaza consisting of 1,200,000 s.f. (2,188,850 s.f. including parking garages) on 24.1 net acres a 600 S. Mill Avenue, subject to conditions.

September 17, 1987

The City Council approved for DMB Associates a Final P.A.D. and Site Plan with variances for Centerpoint, Phase I, consisting of 104,441 s.f. on 11.3 net acres, subject to conditions.

December 13, 1990.

The City Council approved for Centerpoint Plaza Limited Partnership a Final PAD for Centerpoint Plaza, Phase II (Chase Manhattan Bank) consisting of 416,162 s.f. on 13.34 net acres subject to conditions.

January 10, 1991.

The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. consisting of 1,200,000 s.f. (2,414,340 s.f. including parking garages) on 22.6 net acres total and a Final P.A.D. for Phase II (Chase Manhattan Bank) consisting of 411,800 s.f. on 9.60 net acres, subject to conditions.

June 27, 1991.

The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. consisting of 1,200,000 s.f. (2,281,495 s.f. including parking garages) on 22.6 net acres total and a Final P.A.D. for Centerpoint Plaza, Phase II (Chase Manhattan Bank) consisting of 324,663 s.f. (1,063,663 s.f. including parking garages) on 6.75 net acres, with variances & use permits, subject to conditions.

May 21, 1992.

The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. for Centerpoint Plaza consisting of 1,194,743 s.f. (2,374,086 s.f. including parking garages) on 22.58 net acres and a Final P.A.D. for Centerpoint Plaza Phase III (retail, theater and restaurant) consisting of 60,870 s.f. (including a use permit to allow parking to be provided based on demand) all subject to conditions.

September 24, 1992.

The City Council approved for Centerpoint Plaza Limited Partnership a site plan, use permit and variance to allow a 9,158 s.f. building expansion of a previously approved 48,000 s.f. theatre/retail /restaurant bldg. - in Bldg. H, subject to conditions.

March 21, 1996.

The City Council approved for Centerpoint Plaza Limited Partnership and DMB Associates, an Amended Preliminary P.A.D. consisting of 2,235,856 s.f. on 22.04 net acres and a Final P.A.D. for Phase IV- Courtyard by Marriott, including a use permit and 3 variances for a 160 -room hotel to be located at 111 West 5th Street, subject to conditions of approval.

April 3, 1996. The Design Review Board approved the building elevations, site and landscaping plan for Centerpoint's Building "D", subject to 15 conditions.

May 9, 1996. The City Council approved for Centerpoint Plaza Limited Partnership and DMB Associates, an Amended Preliminary P.A.D. consisting of 2,217,854 s.f. (including parking garages) on 22.04 net acres, and a Final P.A.D. for Phase V- Centerpoint Retail Bldg. "D" consisting of 51,287 s.f. on 2.21 net acres located at 740 South Mill Avenue.

March 17, 1999. The Design Review Board approved the building elevations, site and landscaping plan for Z-Tejas Grill, subject to conditions.

May 6, 1999. City Council approved the Final Plan of Development for Z Tejas Grill (formerly known as the Ellingson Warehouse) consisting of 6,639 s.f. of building area and a 920 s.f. outdoor patio area.

May 6, 1999. City Council approved for Centerpoint an 7th Amended Preliminary Planned Area Development and a Final Plan of Development for the Brown-Strong-Reeve's House, consisting of 1,825 s.f. of building area.

December 12, 2000. Planning Commission approved this proposal by a 7-0 vote for an 8th Amended Preliminary Planned Area Development mixed use development at 75 West 5th Street.

January 11, 2001. City Council held their first public hearing for this request.

DESCRIPTION:

Owner – Centerpoint Plaza Limited Partnership
 Applicant – Corky Houchard
 Architect – Nelsen Architects, Inc.
 Existing zoning – CCD
 Total site area – 24.11 acres
 Total bldg. area –
 Phase I - 100,110 s.f.
 Phase II - 997,229 s.f. (including garages)
 Phase III - 67,320 s.f.
 Phase IV - 79,960 s.f.
 Phase V - 50,428 s.f.
 Phase VI - 6,639 s.f.
 Phase VII - 1,825 s.f.
 Proposed Phase VIII - 793,498 s.f.
 Parking Demand Predicted By Shared Parking Model:
 Minimum required - 1,929 spaces
 Recommended - 2,021 spaces
 Park'g provided by association - 2,452 spaces
 Maximum lot coverage allowed – 40%
 Lot coverage requested – 44%

Use Permit:

Allow live/work (flex space) condominiums units, and mixed uses as retail/restaurants (with entertainment).

Variances:

1. Increase the maximum allowed height for mechanical screening from 12' to 20'.
2. Increase the maximum allowed building lot coverage from 40% to 44%.
3. Increase the maximum existed allowed building height from 204' to 225'.
4. Reduce the minimum bicycle parking required within the Arizona State University commuting area from 730 spaces to 50 spaces.

COMMENTS: Centerpoint is a mixed use project approved in its preliminary form by the Council on April 30, 1987. The approval included 1.2 million s.f. of development consisting of 542,000 s.f. of office, 146,000 s.f. of retail, 22,250 s.f. of restaurant and 250 dwelling units. Three parking structures accommodated the majority of the parking with a variance granted for later phases. Since then Council has approved final details for Phases I, II, III, IV, V, VI & VII of the project, consisting of approximately 400,626 s.f. of office, 58,793 s.f. of retail, 31,773 s.f. of restaurant, 45,350 s.f. theatre, a 160 room hotel and two of the three parking structures.

Centerpoint Residential proposes a 793,498 s.f. mixed use development located within Centerpoint Development at 75 West 5th Street at the southwest corner of Maple Avenue and 5th Street. The current request is to amend the Preliminary Planned Area Development. This project would include: 6,126 s.f. retail/restaurants, 143,095 s.f. office (flex space), 644,277 s.f. residential (642 units) and a 6-level parking structure (3 levels below grade, 1 at grade and 2 above grade) with a total of 1,616 parking spaces, on approximately 5 acres of the 24 acre Centerpoint Development.

This proposal includes “flex-space” opportunities for the first two levels from the street. The term “flex-space” describes live/work opportunities that would be offered as a for sale product. This will offer an active and urban edge as well as ownership and investment opportunities for the tenants. A use permit is being requested with this application to allow the “flex-space” in the CCD zoning district.

There are 642 proposed residential units ranging from 600 s.f. to 3,500 s.f. Along 5th Street is a 6-story residential building (K) that defines an internal courtyard. The residential building steps back to the south 150' to the next building (J2) that defines the courtyard, which is proposed to be two 11-story residential buildings. Beneath the courtyard is the proposed 6-level parking structure. The third building (J1) is a 13-story residential tower located south of 6th Street and towards the southern part of the site.

The fourth building (M) is proposed as a 2-story retail/restaurant and flex-space building of approximately 12,000 s.f. In effort to reduce the overall massing of the project and create the necessary variety, hierarchy, urban edge, the applicant has stepped back from 5th Street and the surrounding neighbors. A height variance of 21 feet is also being requested with this application.

The project also proposes continuing 6th Street through to Ash Avenue. The applicant believes this will increase the pedestrian connections to the surrounding areas and provide for better circulation and reduce the traffic impact of the project by allowing access directly to Ash Avenue or Mill Avenue.

The architectural character for this project is envisioned to integrate and enrich the character of the Tempe downtown area. It is the intent of this project to create a rich urban texture like seen in some traditional streets and “brownstones”. The proposed materials are predominantly brick with rich detailing and articulation, pre-cast stone and some natural stone at the base of the buildings.

This project appears to offer integrate live/work opportunities and provide ownership and investment of commercial neighborhood shops and services that will be an asset to the longevity and success of Tempe. The proposed land uses appear to be compatible with the existing development in the downtown and will allow for office, retail, restaurant and residential opportunities beyond what exists today. There are variances and a use permit requested with this application. Staff is in support of this proposal. Opposition from neighbors was heard at the Planning Commission hearing. Planning Commission approved this request at their meeting on December 12, 2000 by a 7-0 vote. **Note: The first public hearing for this request was held on January 11, 2001.**

**REASON(S) FOR
APPROVAL:**

1. The proposed Amended Preliminary P.A.D. appears to function appropriately and appears to compliment the previously approved P.A.D. and the plan appears to function efficiently and reflect the intent of the Master Plan.
2. The proposed variances pass the ordinance tests for granting such variances, appear to operate in a functional and useful manner, are compatible with surrounding downtown uses, and should not negatively impact adjacent properties.
3. The proposed use permit seems to be appropriate and compatible with other uses in the area and appears to pass the ordinance test for use permits.

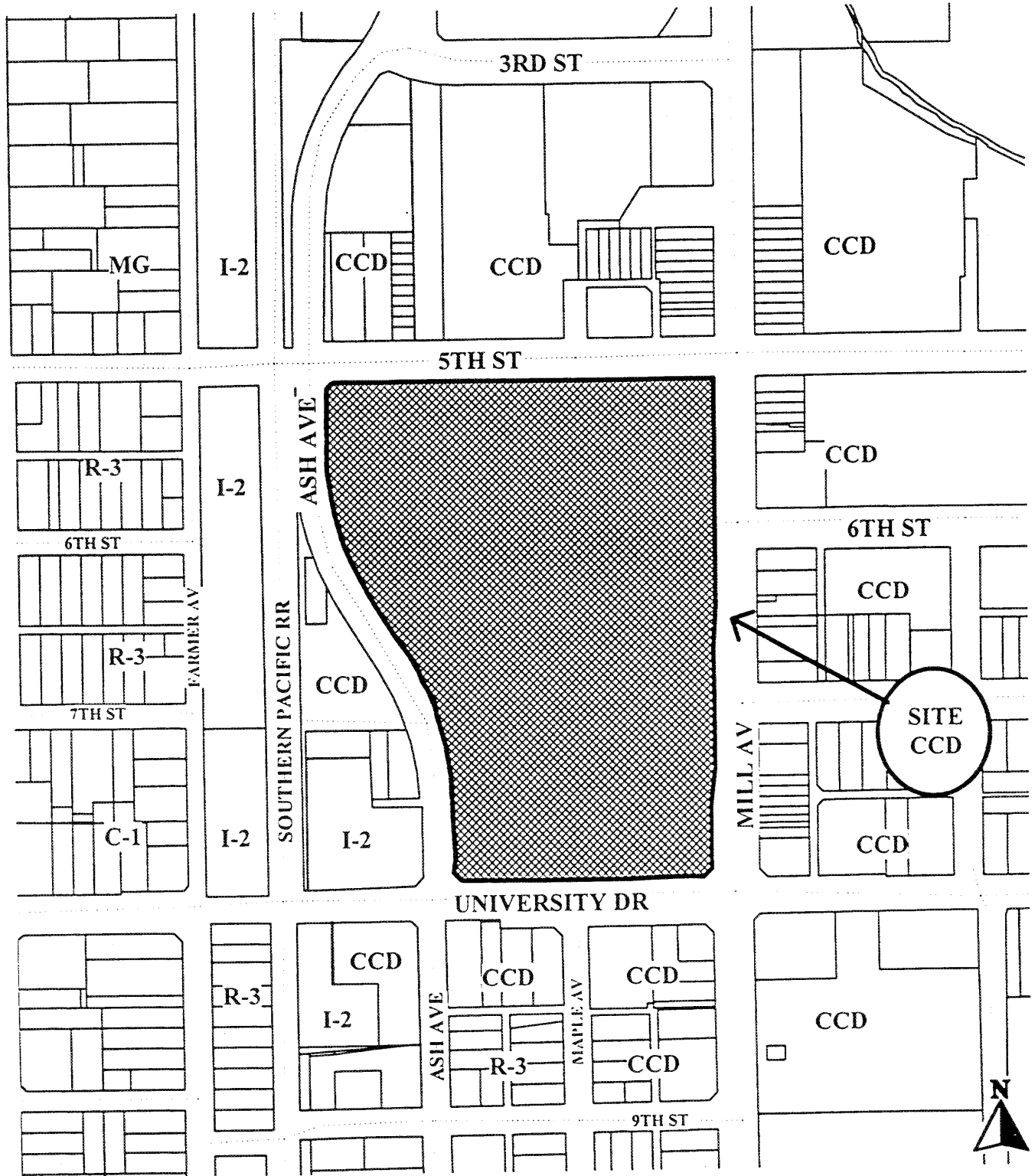
**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.

6. An Amended Preliminary P.A.D. must be recorded prior to issuance of any construction permits for this project. A Final P.A.D. for each respective phase of development shall also be approved by the Council and recorded prior to issuance of building permits for each phase.
7. The developer is encouraged to provide recycling facilities with details to be approved by the Public Works Department prior to the issuance of the first Certificate of Occupancy.
8. Details for a relocated or shared access drive with the hotel to be resolved with Public Works Department prior to recordation and reflected on the appropriate plan(s).
9. Applicant shall provide an updated Traffic Impact Study to determine if additional transportation improvements are required. The Traffic Impact Study shall be provided to the Public Works Transportation staff prior to final City Council hearing. Any transportation improvements as may be indicated by the study shall be agreed upon prior to recordation.
10. Final location of bike spaces to be resolved as part of the Final P.A.D. processing.

CENTERPOINT RESIDENTIAL

SPD-2000.80



Location Map SEE OTHER SIDE FOR MORE INFORMATION

SYMBOL(S):



PROPOSED BUILDING(S)



EXISTING BUILDING(S)

USE PERMIT(S):

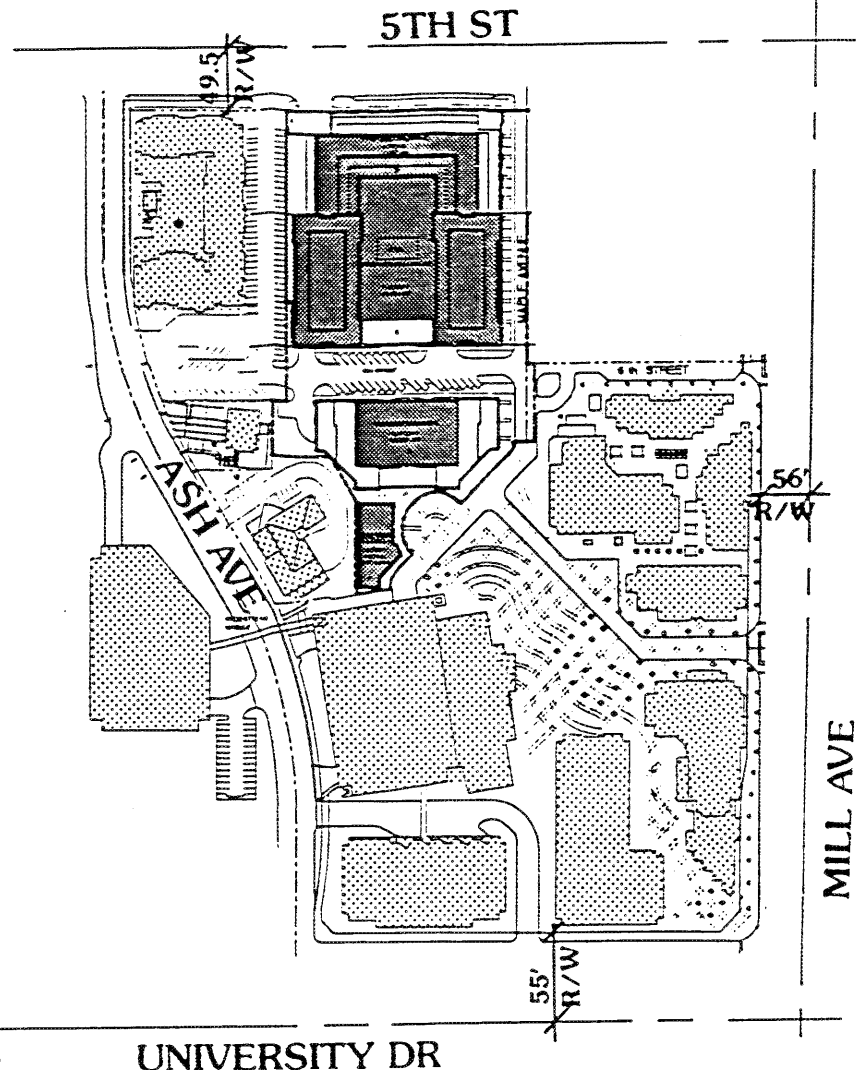
(SEE BELOW)

VARIANCE(S):

(SEE BELOW)

SITE DATA:

NET SITE AREA:	42.12 ACRES
NET BUILDING AREA:	652,010 S.F.
PARKING REQUIRED:	2,021 SPACES
PARKING PROVIDED:	2,452 SPACES
(BY ASSOCIATION)	
MAXIMUM LOT COVERAGE:	40%
PROPOSED LOT COVERAGE	44%



PUBLIC HEARING NOTICE

This is a notice for a public hearing for CENTERPOINT RESIDENTIAL (Centerpoint Plaza Limited Partnership, property owner) for an 8th Amended Preliminary Planned Area Development for 1,409,341 s.f. on 24.16 acres mixed use development located at 75 West 5th Street. The following approval is requested from the City of Tempe:

#SPD- 2000.80 8th Amended Preliminary Planned Area Development for Phase VIII for 793,498 s.f. mixed use development for retail, restaurants, 612 residential units, and a parking structure with a total of 1,616 parking spaces (two levels of parking, three below-grade and one at-grade) on 5.35 net acres, located at 75 West 5th Street in the CCD Zoning District. This project includes the following:

Use Permit:

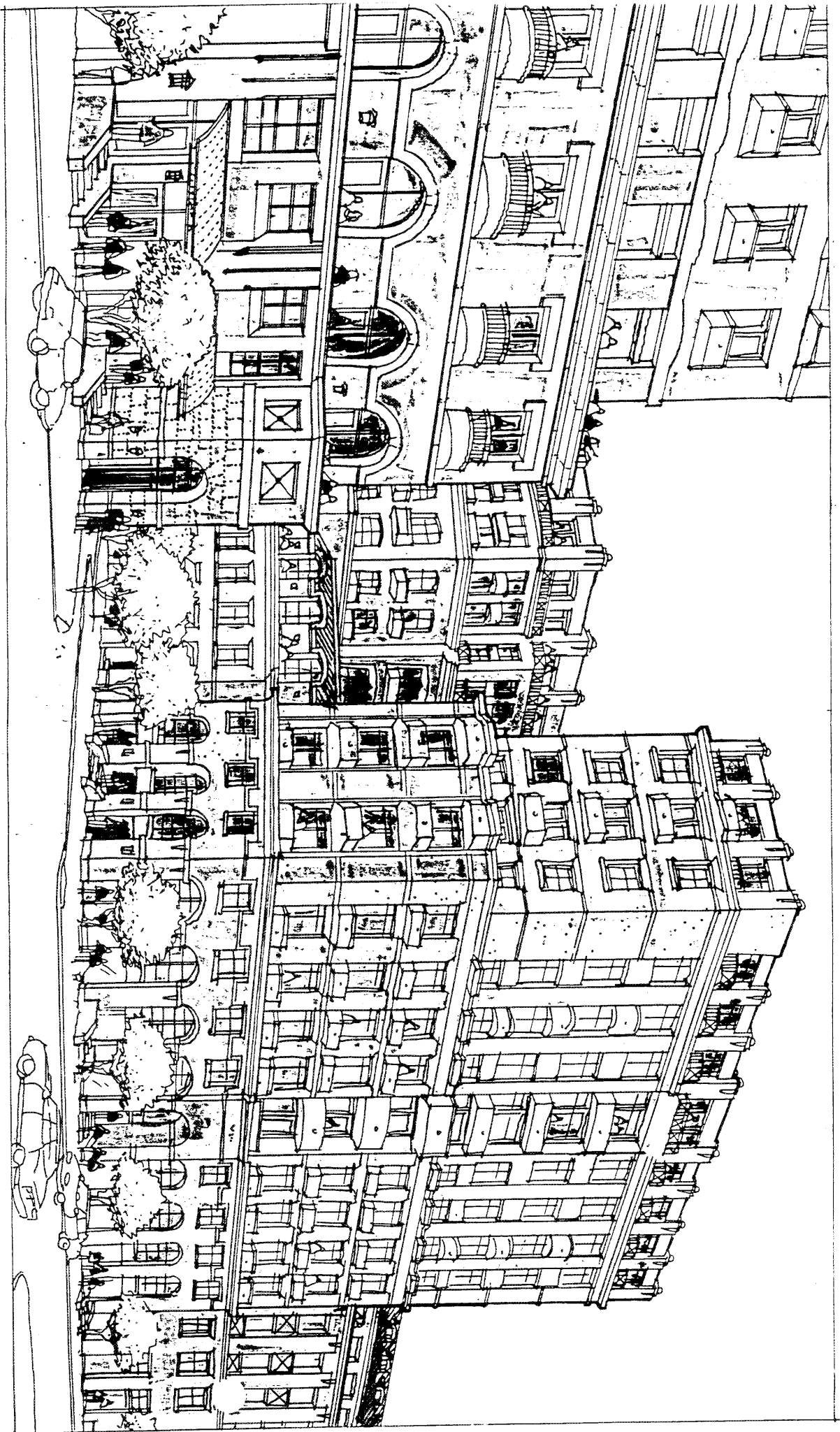
Allow live/work (flex space) condominiums units, and mixed uses as retail/restaurants (with entertainment).

Variances:

1. Increase the maximum allowed height for mechanical screening from 12' to 20'.

MAILED

11-27-00



SPD-2000.80
NOV 21 2000

CENTERPOINT RESIDENTIAL DEVELOPMENT SUMMARY

8th AMENDED PRELIMINARY P.A.D.

8th AMENDED PRELIMINARY P.A.D.

CENTERPOINT

PHASE I

LOT 7A - PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

8th AMENDED PRELIMINARY P.A.D.

CENTERPOINT

PHASE I

LOT 7A - PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

8th AMENDED PRELIMINARY P.A.D.

CENTERPOINT

PHASE I

LOT 7A - PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

PHASE I

References

Address: _____

Date
11-18-04

.....

$$\frac{T}{nt}$$
N
II

DI

C

ECTS, INC.
AUSTIN

LS
CE
50A

1 OF 2
Sheet



Abstract (page 3) **Keywords** (page 3) **References** (page 3)

CENTERPOINT
 Residential Development

100

11-12-04

B

7

ne

POI
velop

I

TE
tial

id

Re

1

INC.

§

EN
ITEC
AUST

EL
RC
TSC

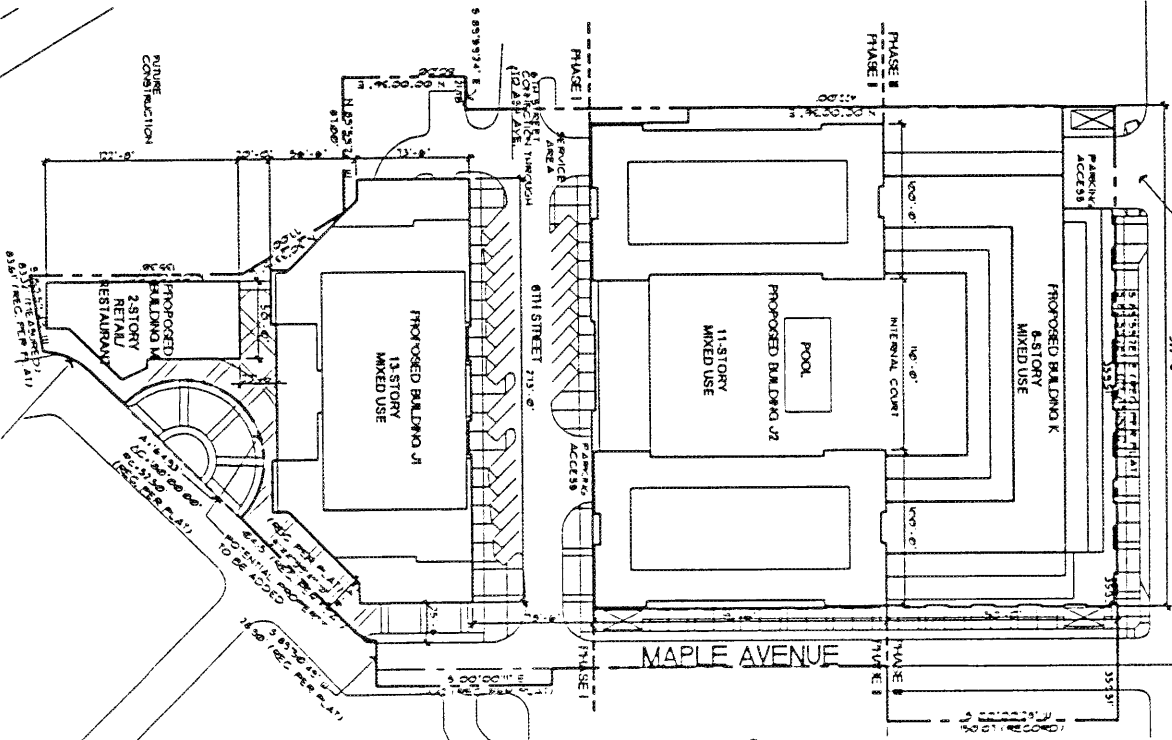


NATIONAL AERONAUTICS AND SPACE ADMINISTRATION

EXACT DRIVEWAY RELOCATED WITH
LOCATION TO BE DETERMINED BY
INFORMATIONAL DEPARTMENT

5th STREET

327'-6"



01 SITE PLAN

SCALE: 1" = 40'-0"

REF.



**NELSEN
ARCHITECTS, INC.**
SCOTTSDALE, ARIZONA

7801 E. CAMELBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251
PHONE (480) 948-6800 FAX (480) 948-5801

CENTERPOINT
Residential Development
Tempe, Arizona



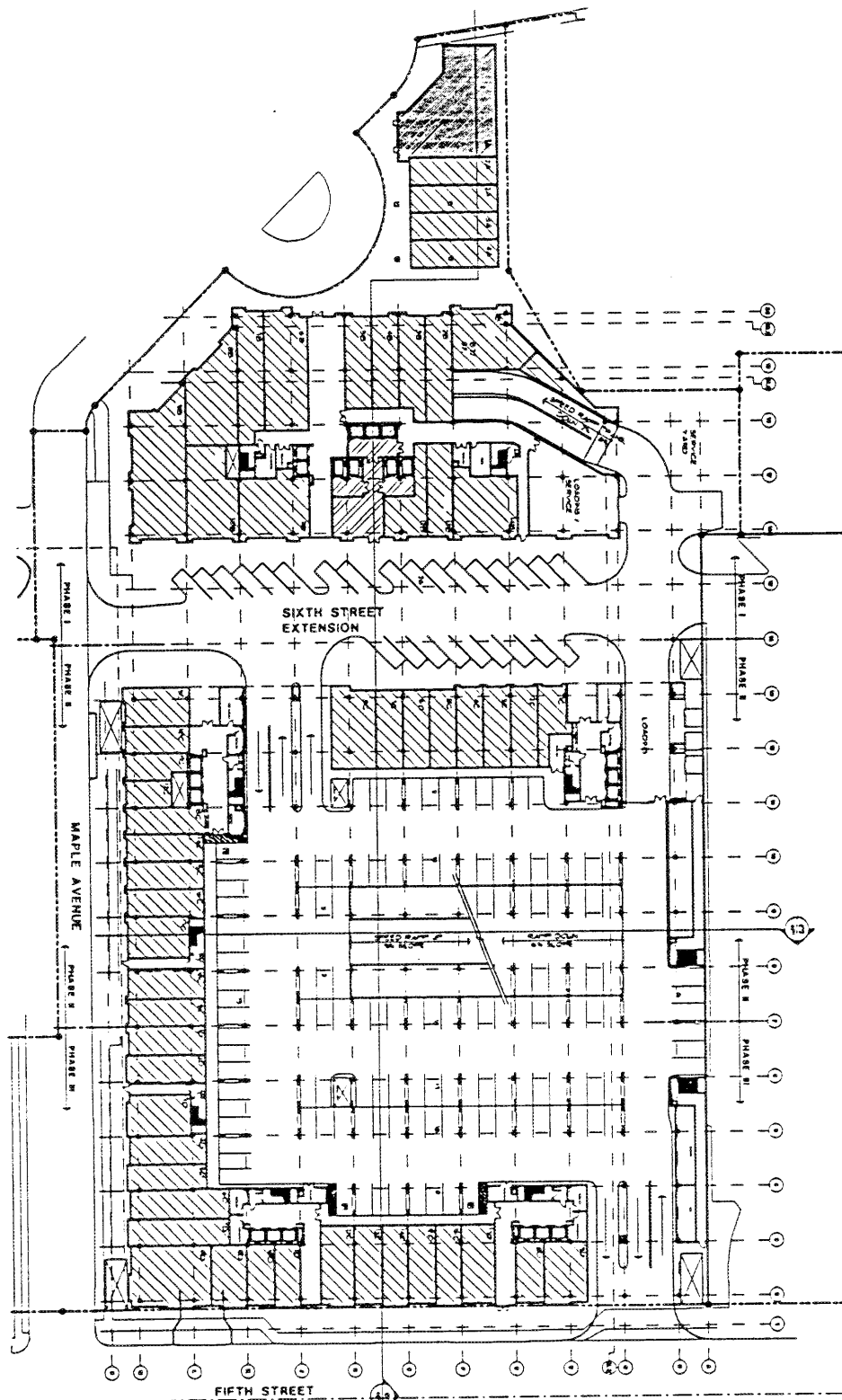
© 2004 CENTERPOINT

Date: 11-14-00

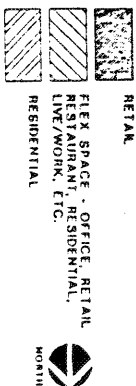
Revisions

Sheet
A101
Project No.

Project No.



LEGEND



1 FLOOR PLAN, LEVEL 1

SCALE 1" = 20'-0"



UNIT SIZE: 400 S.F. TO 2,219 S.F.
 PARKING / AREA DATA:
 STREET PARKING: 18 SPACES
 ACCESSIBLE SPACES: 10 SPACES
 TOTAL SPACES: 141 SPACES
 OCCUPYABLE GROSS SF BLDG. 1: 5,161 SF
 OCCUPYABLE GROSS SF BLDG. 2: 3,192 SF
 NET SF BLDG. 1: 4,400 SF
 OCCUPYABLE GROSS SF BLDG. 3: 35,400 SF
 NET SF BLDG. 3: 33,400 SF

NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY
 NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE

CENTERPOINT
 Residential Development
 Tempe, Arizona



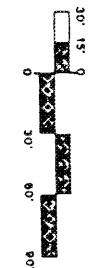
Date: 11-14-00
 0 UNIT CONTRACT

Revisions

Project No. A201

NELSEN ARCHITECTS, INC.
 SCOTTSDALE, ARIZONA 85261
 1001 E. CAMELBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85261
 PHONE (480) 845-6800 FAX (480) 845-6801

- LEGEND**
- RETAIL
 - FLEX SPACE - OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.
 - RESIDENTIAL

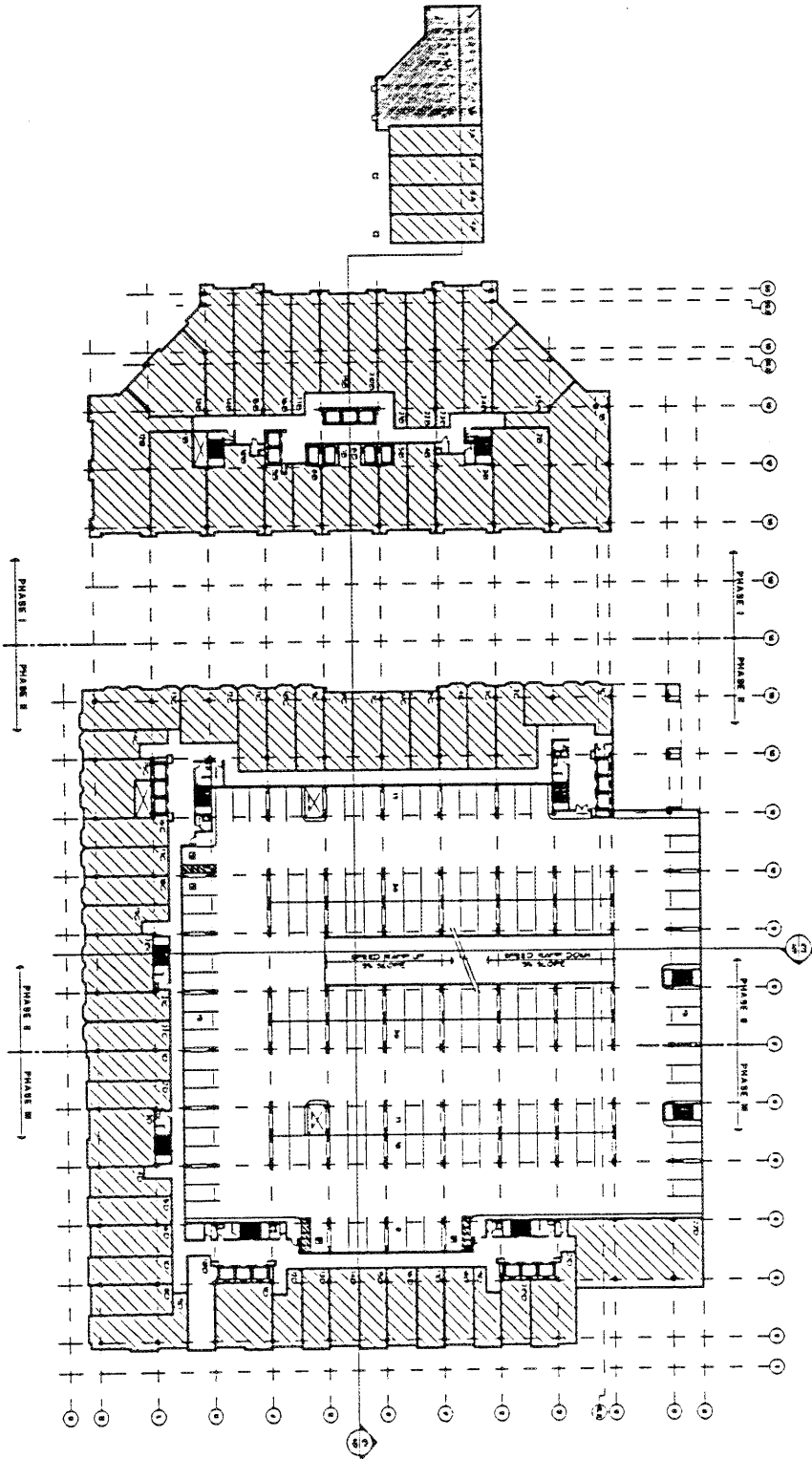


1 FLOOR PLAN, LEVEL 2

SCALE: 1/8" = 1'-0"

NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY
 NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE

UNIT SIZE: 493 S.F. TO 2,082 S.F.
 PARKING / AREA DATA:
 ACCESSIBLE SPACES: 4 SPACES
 GARAGE PARKING: 46 SPACES
 TOTAL SPACES: 50 SPACES
 OCCUPYABLE GROSS SF BLDG. H: 5,763 SF
 OCCUPYABLE GROSS SF BLDG. J: 23,520 SF
 NET SF BLDG. J: 23,520 SF
 OCCUPYABLE GROSS SF BLDG. J: 44,033 SF
 NET SF BLDG. J: 33,513 SF



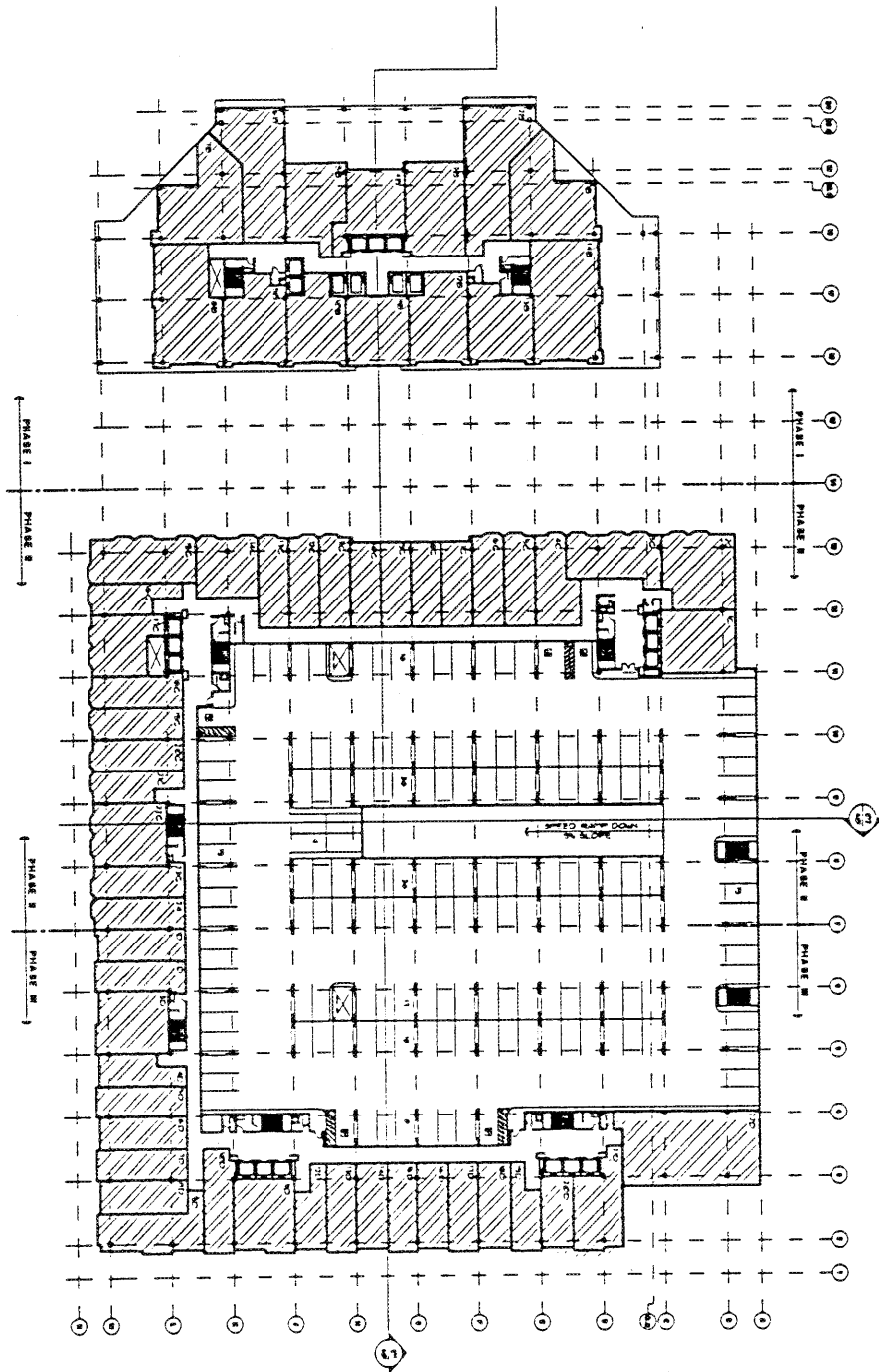
NELSEN ARCHITECTS, INC.
 SCOTTSDALE, ARIZONA
 1031 E. CAMDENWAY ROAD SUITE 100 SCOTTSDALE, ARIZONA 85261
 PHONE (480) 949-0800 FAX (480) 949-0801

CENTERPOINT
 Residential Development
 Tempe, Arizona

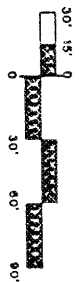


Revisions	Date
	11-14-00

Project No. 00043
 Sheet A202



LEGEND



1 FLOOR PLAN, LEVEL 3

UNIT SIZE: 528 S.F. TO 2,073 S.F.
 PARKING / AREA DATA:
 ACCESSIBLE SPACES: 5 SPACES
 GARAGE PARKING: 48 SPACES
 TOTAL SPACES: 113 SPACES
 OCCUPYABLE GROSS S.F. BLDG. 11: 22,600 S.F.
 NET S.F. BLDG. 11: 19,481 S.F.
 OCCUPYABLE GROSS S.F. BLDG. 12: 14,794 S.F.
 NET S.F. BLDG. 12: 12,579 S.F.
 NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY
 NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE

NELSEN ARCHITECTS, INC.
 SCOTTSDALE, ARIZONA
 1511 E. CAMERLACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251
 PHONE (480) 948-6800 FAX (480) 948-6801

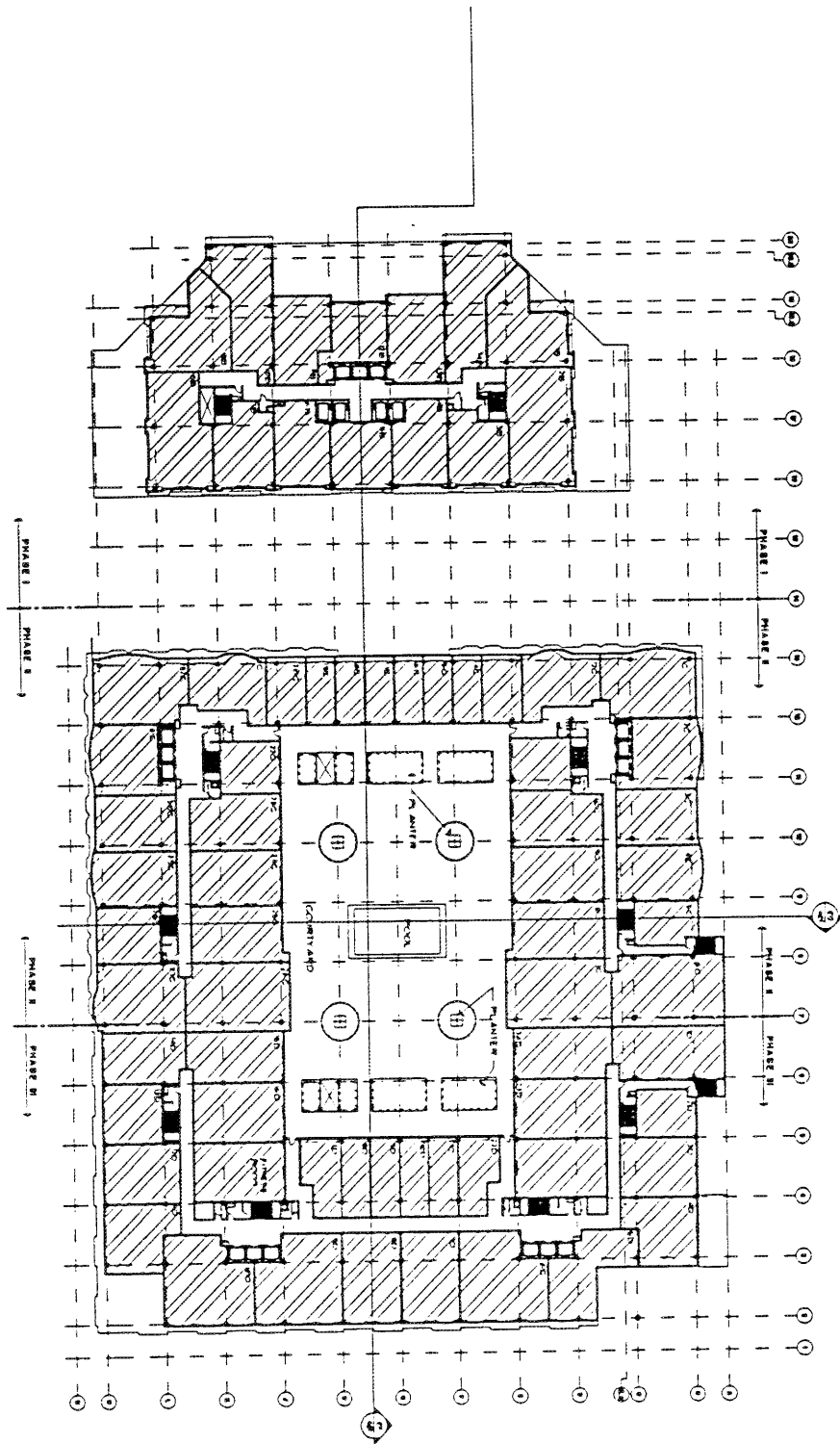
CENTERPOINT
 Residential Development
 Tempe, Arizona

B
 BRECKENRIDGE
 REAL ESTATE

Date: 11-14-00
 9 0000 00000000

Revisions

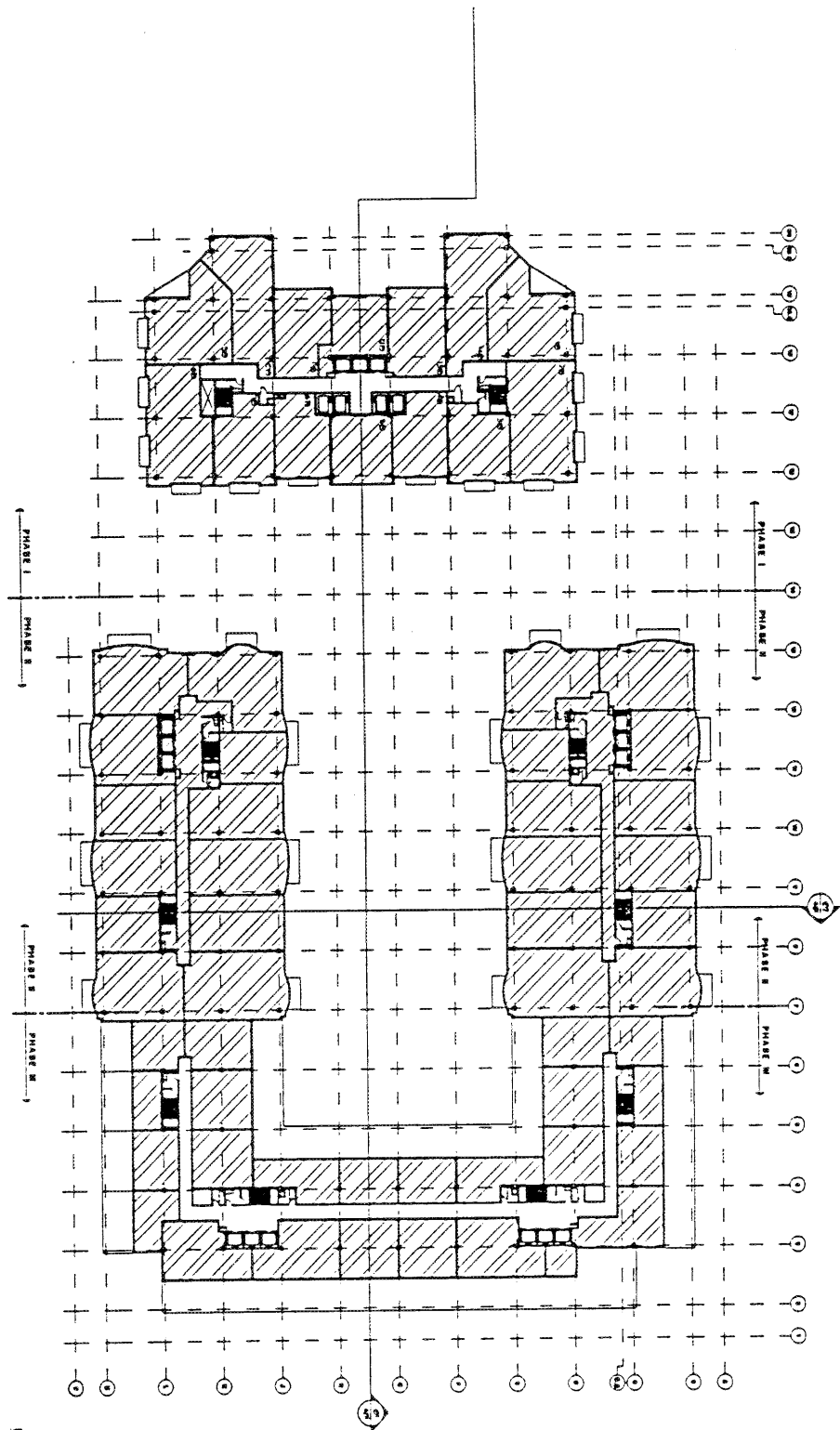
Sheet
A203
 Project No



LEGEND

- RETAIL
- FLEX SPACE - OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.
- RESIDENTIAL



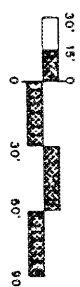


LEGEND

RETAIL

FLEX SPACE - OFFICE, RETAIL
RESTAURANT, RESIDENTIAL,
LIVE/WORK, ETC.

RESIDENTIAL



1 FLOOR PLAN, LEVEL 5

UNIT SIZE: 492 S.F. TO 1,910 S.F.

NOTE: UNIT LAYOUTS AND QUANTITIES
ARE PRELIMINARY

NOTE: PHASE LINES ARE SCHEMATIC
AND SUBJECT TO CHANGE



**NELSEN
ARCHITECTS, INC.**

7031 E. CAMELBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85254
PHONE (480) 948-9800 FAX (480) 948-8801

CENTERPOINT
Residential Development
Tempe, Arizona

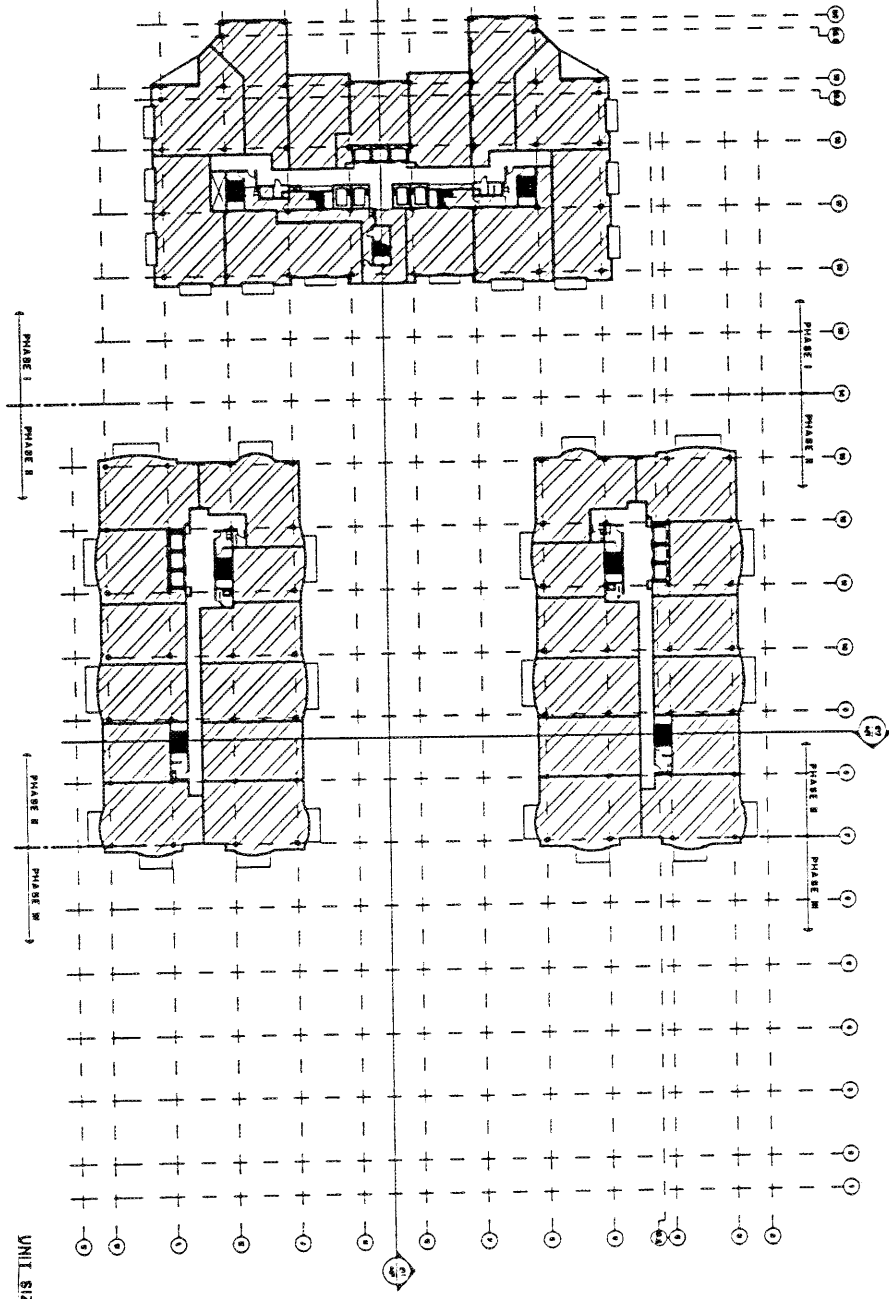





Date: 11-14-00
BY: [Signature]

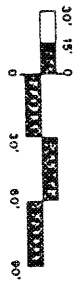
Revisions

Sheet
A205

7001 E. CAMELBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251
PHONE (480) 949-6000 FAX (480) 949-8904

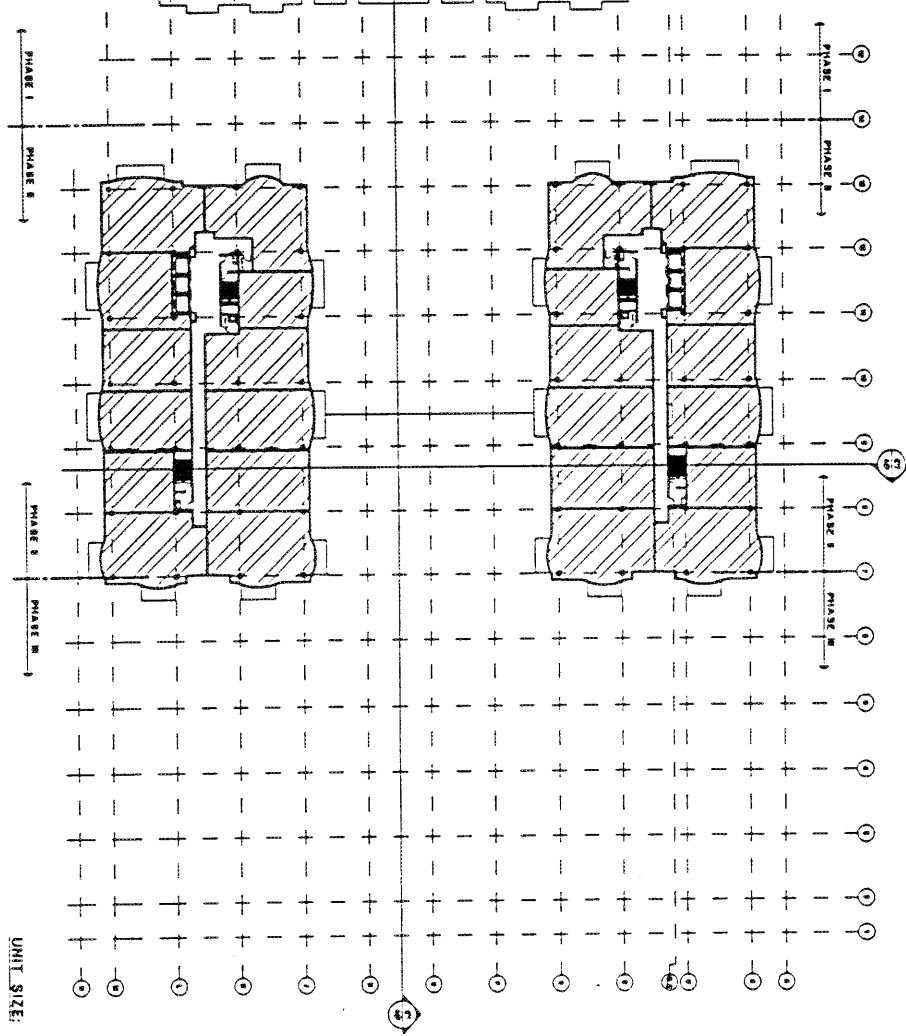


- LEGEND**
-  RETAIL
 -  FLEX SPACE - OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.
 -  RESIDENTIAL



1 FLOOR PLAN, LEVEL 8

UNIT SIZE: 492 S.F. TO 1,970 S.F.
 NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY
 NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE



LEGEND

RETAIL

FLEX SPACE - OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.

RESIDENTIAL

1 FLOOR PLAN, LEVEL 9

SCALE: 1/8" = 1'-0"

30' 15' 0' 30' 60' 90'

NORTH

UNIT SIZE: 492 S.F. TO 1,910 S.F.

NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY

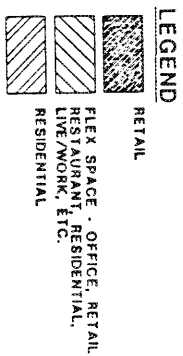
NOTE: PHASE LINES ARE SCHEMATIC AND SUBJECT TO CHANGE

NELSEN ARCHITECTS, INC.
SCOTTSDALE, ARIZONA 85251
7031 E. CAMERON ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251
PHONE (480) 949-8800 FAX (480) 949-8801

CENTERPOINT
Residential Development
Tempe, Arizona

B
BRANNINGTONE
ALL RIGHTS RESERVED

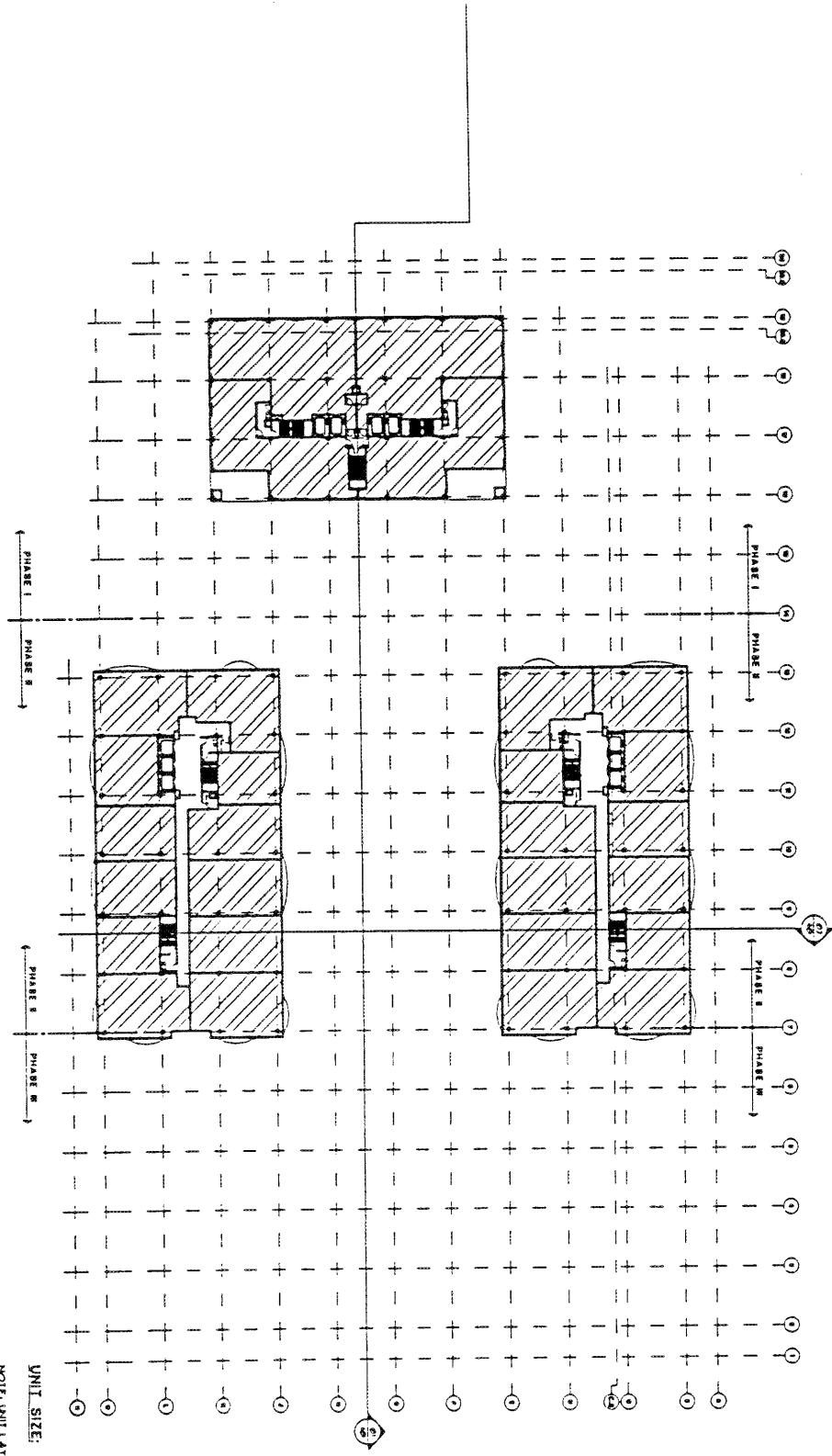
Revisions	
Date:	11-14-00
By:	
Check:	
Approved:	
Project No.	A209



1 FLOOR PLAN, LEVEL 10

SCALE: NTS

UNIT SIZE: 492 S.F. TO 1910 S.F.
 NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY
 NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE



Revisions

Date: 11-14-00
 9 AND CONTRACT

B
 BRANDSTONE

CENTERPOINT
 Residential Development
 Tempe, Arizona

NELSEN ARCHITECTS, INC.
 SCOTTSDALE, ARIZONA 85251
 7031 E. CAMELBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251
 PHONE (480) 948-6800 FAX (480) 948-6801

Project No. **A210**
 Sheet

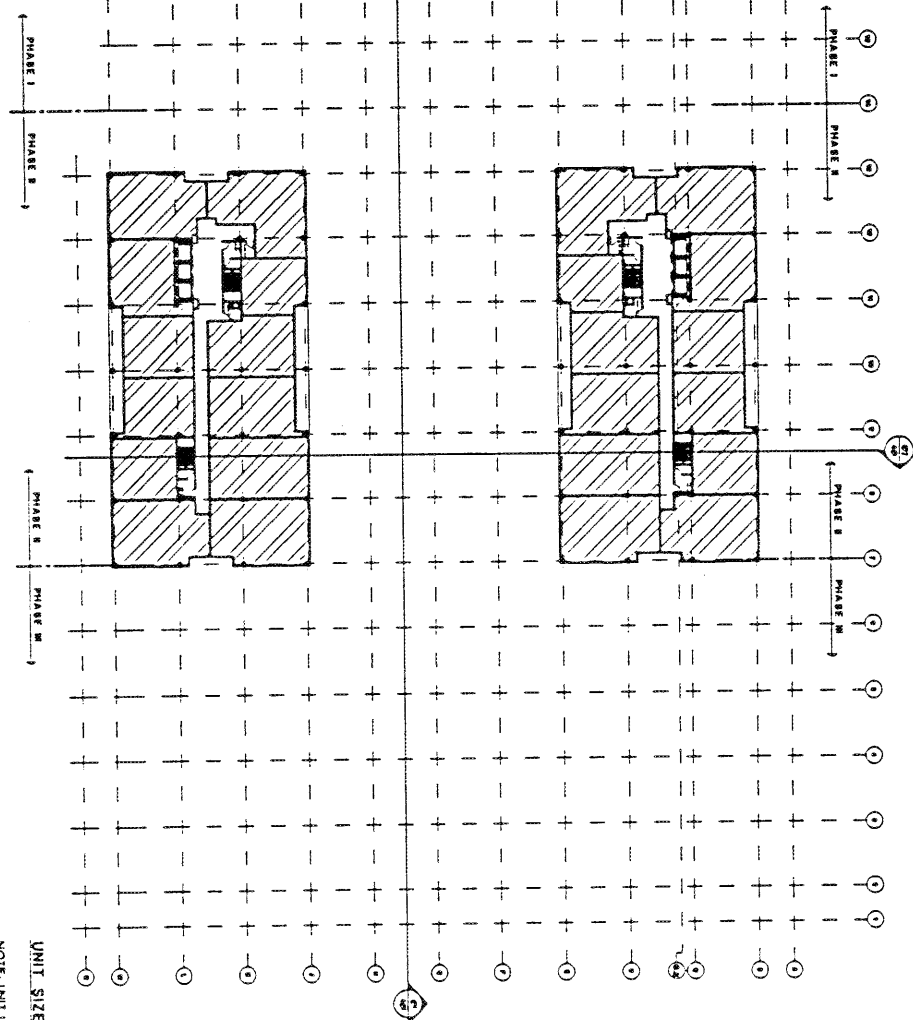
LEGEND

RETAIL
 FLEX SPACE - OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.
 RESIDENTIAL



1 FLOOR PLAN, LEVEL 11

UNIT SIZE: 492 S.F. TO 1,910 S.F.
 NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY
 NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE



Project No.

A211

Sheet



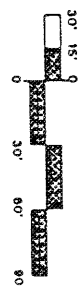
NELSEN ARCHITECTS, INC.
 SCOTTSDALE AUSTIN
 1001 E. CAMELBACK ROAD SUITE 100 SCOTTSDALE, ARIZONA 85001
 PHONE (480) 849-6800 FAX (480) 849-6801

CENTERPOINT
 Residential Development
 Tempe, Arizona



Date: 11-14-00
 © 2000 CENTERPOINT

Revisions



LEGEND

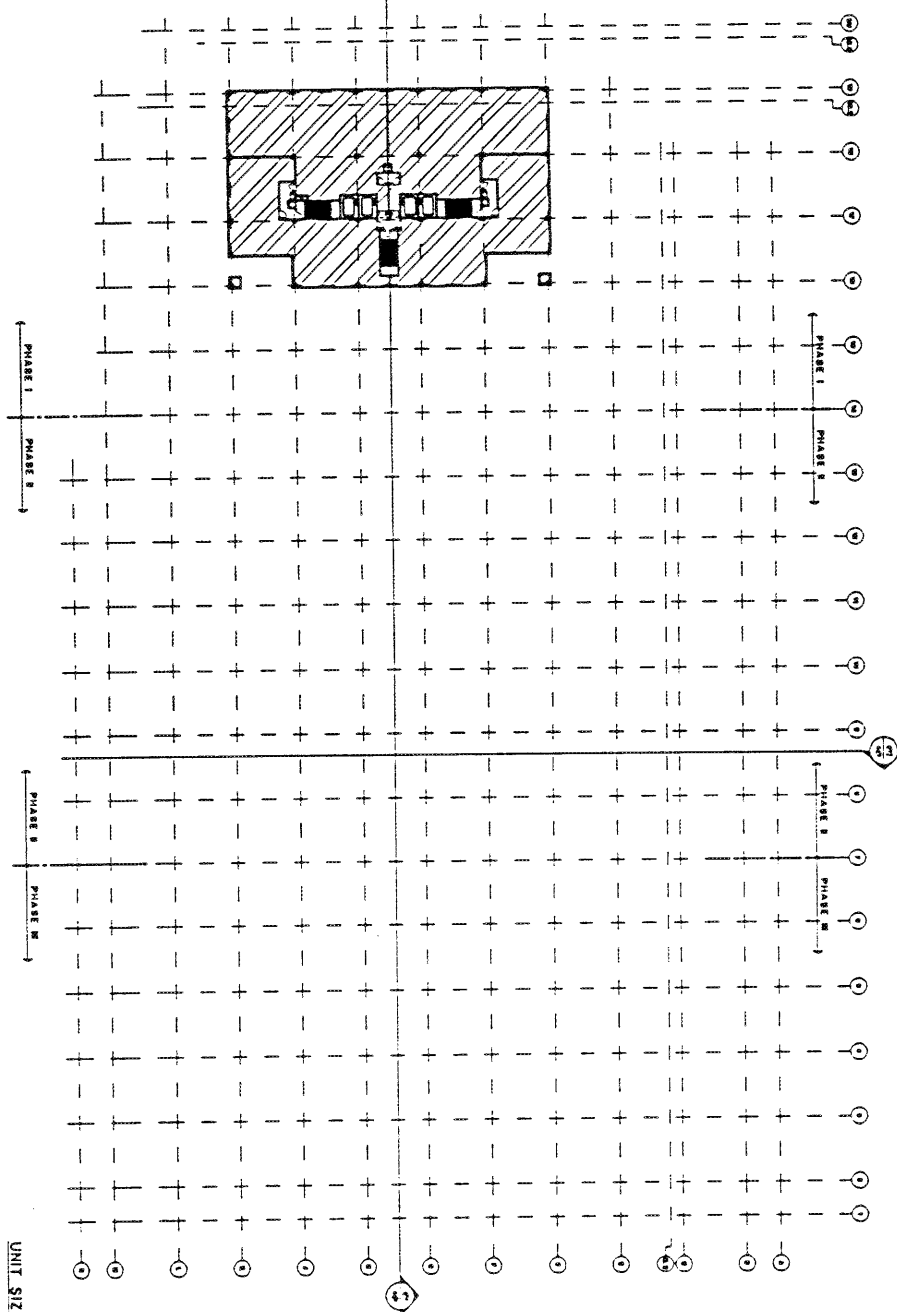
1 FLOOR PLAN, LEVEL 12

BCALB: NTR

UNIT SIZE: 492 S.F. TO 1910 S.F.

NOTE: UNIT LAYOUTS AND QUANTITIES
ARE PRELIMINARY

NOTE: PLASE LINES ARE SCHEMATIC
AND ARE SUBJECT TO CHANGE



UNIT SIZE: 492 S.F. TO 1910 S.F.

NOTE, UNIT LAYOUTS AND QUANTITIES
ARE PRELIMINARY

NOTE: PHASE LINES ARE SCHEMATIC
AND ARE SUBJECT TO CHANGE

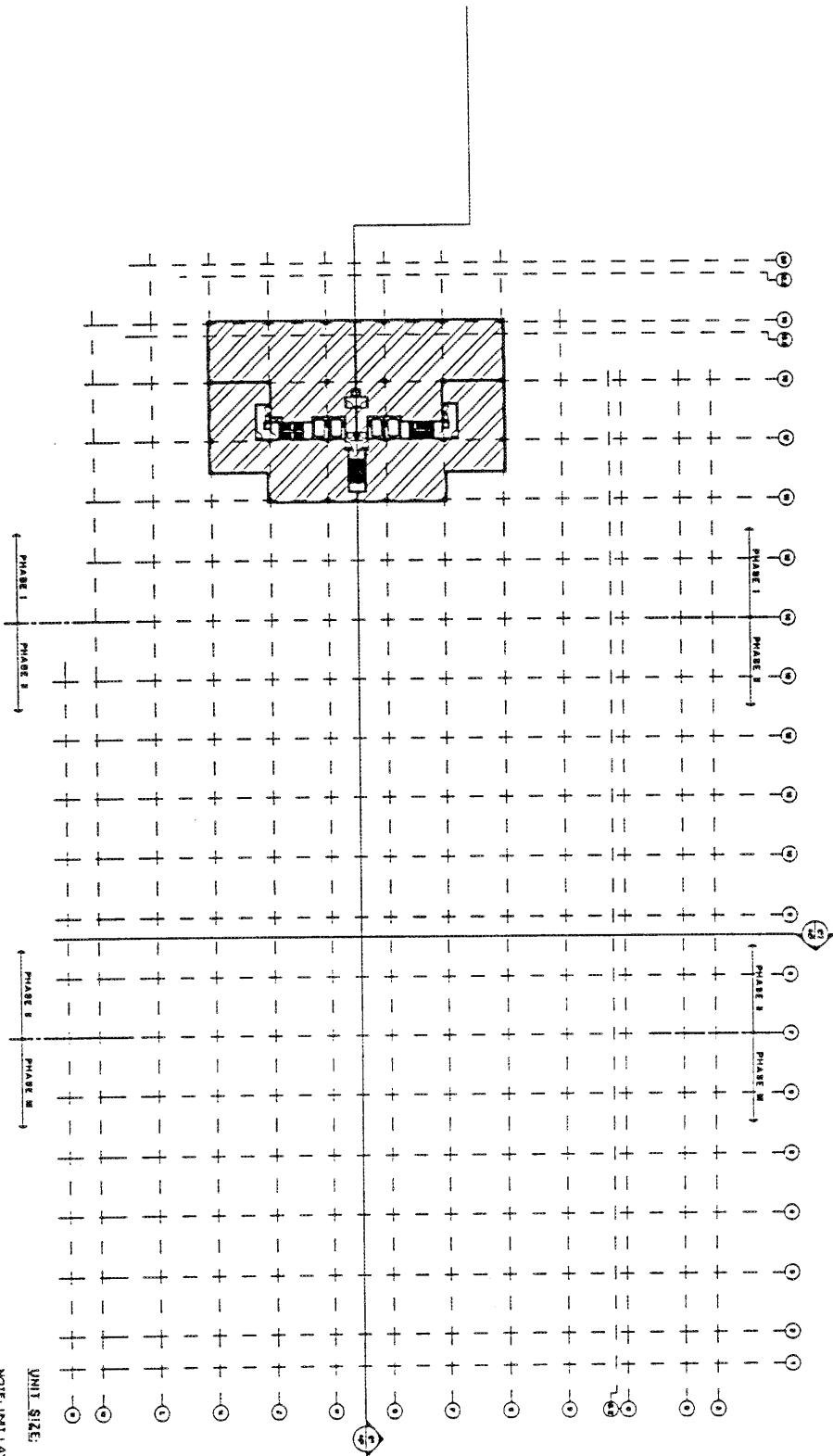
LEGEND

RETAIL
 FLEX SPACE - OFFICE, RETAIL, RESTAURANT, RESIDENTIAL, LIVE/WORK, ETC.
 RESIDENTIAL



1 FLOOR PLAN, LEVEL 13

UNIT SIZE: 2,479 S.F. TO 3,097 S.F.
 NOTE: UNIT LAYOUTS AND QUANTITIES ARE PRELIMINARY
 NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE



Project No.

A213

Sheet



NELSEN ARCHITECTS, INC.
 SCOTTSDALE, ARIZONA

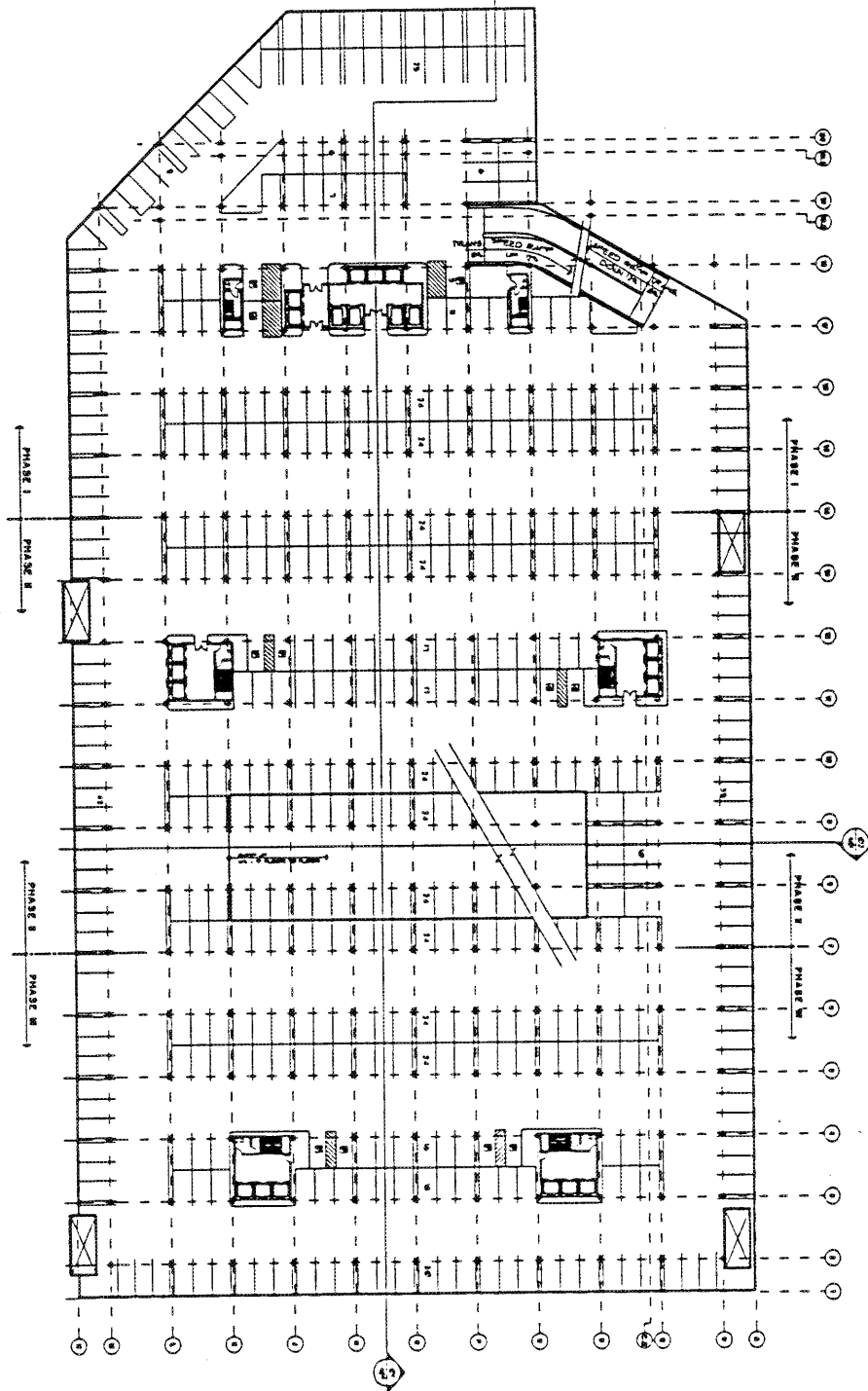
7031 E. CAMERON ROAD SUITE 100 SCOTTSDALE, ARIZONA 85251
 PHONE (480) 948-8800 FAX (480) 948-8801

CENTERPOINT
 Residential Development
 Tempe, Arizona



Date: 11-14-00
 0 000 000000

Revisions



1 FLOOR PLAN, LEVEL B2
SCALE: 1/8" = 1'-0"

PARKING / AREA DATA:

ACCESSIBLE SPACES	11 SPACES
PARKING SPACES	468 SPACES
TOTAL SPACES	479 SPACES
GROSS AREA	101,500 SF.

NOTE: PHASE LINES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE



**NELSEN
ARCHITECTS, INC.**
SCOTTSDALE, ARIZONA

7031 E. CAMERON ROAD SUITE 100 SCOTTSDALE, ARIZONA 85261
PHONE (480) 948-8800 FAX (480) 948-8801

CENTERPOINT
Residential Development
Tempe, Arizona



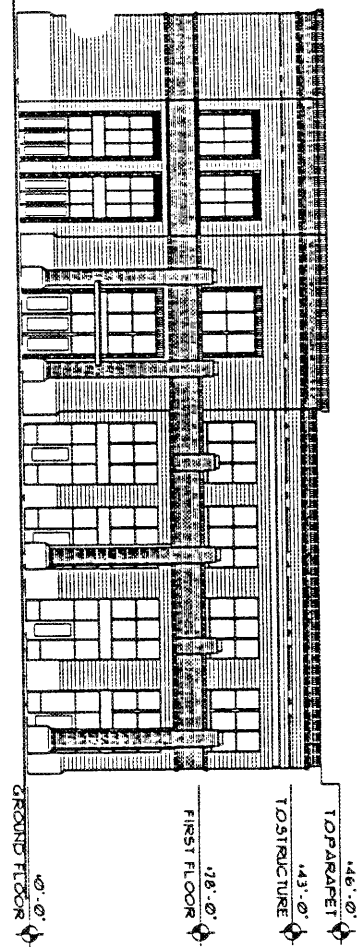
Date:
11-14-00

Revisions

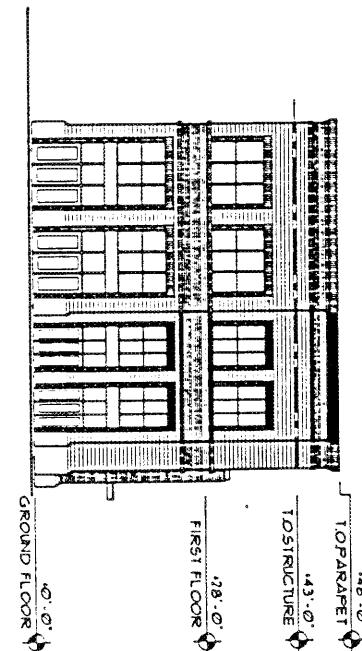
Project No.
A215

Sheet

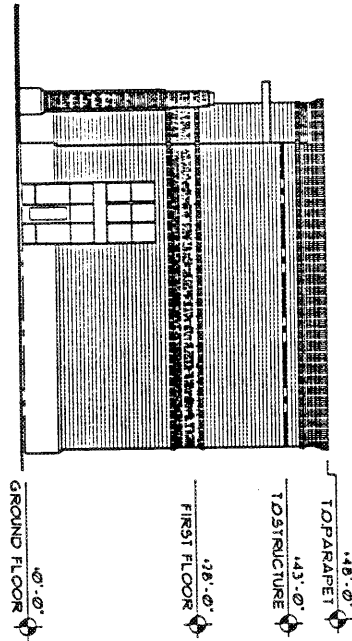
Project No:



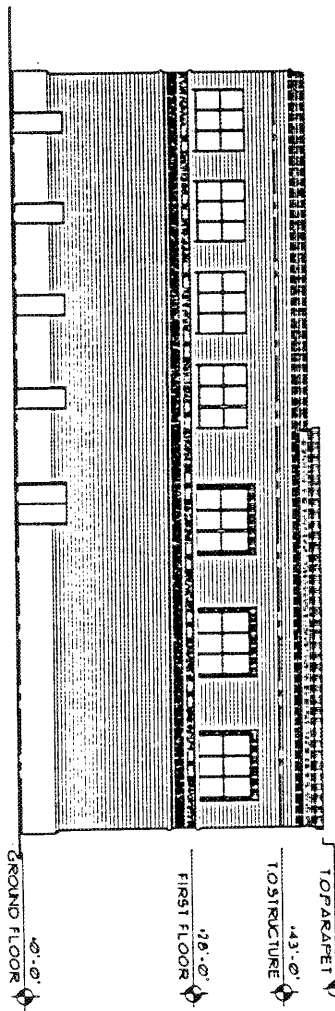
04
MAPLE AVENUE
EAST ELEVATION



03
BUILDING M
SOUTH ELEVATION



02
BUILDING M
NORTH ELEVATION



01
BUILDING M
WEST ELEVATION

BUILDING MATERIALS

1. BRICK VENEER (MULTIPLE COLORS)
2. PRECAST CONCRETE
3. METAL PANELS / ROOFING
4. EIFS THERM / CORNICE
5. NATURAL STONE

CENTERPOINT
Residential Development
Tempe, Arizona

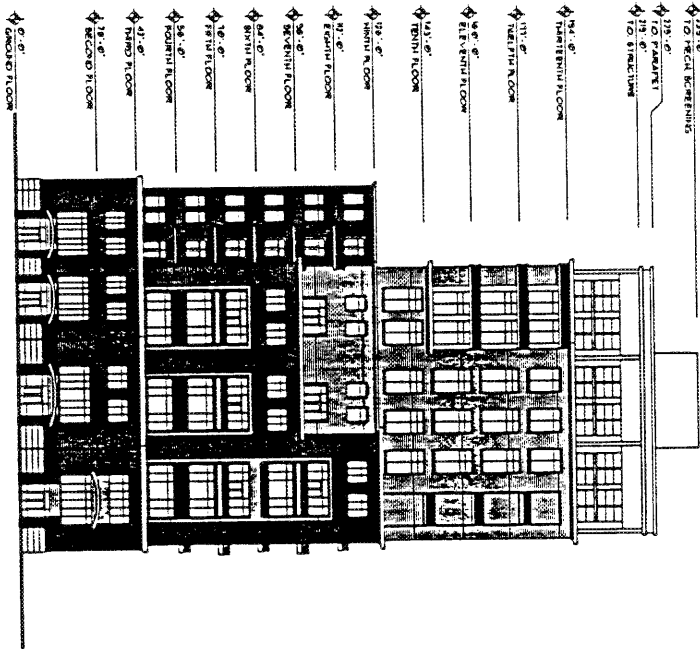
B
BRANDT
ARCHITECTS

DATE
11-14-00

REVISIONS

Sheet
A301
Project No.

NELSEN ARCHITECTS, INC.
SCOTTSDALE, ARIZONA
1031 E. CAMDEN ROAD SUITE 100 SCOTTSDALE, ARIZONA 85261
PHONE (602) 948-6800 FAX (602) 948-6801



BUILDING J1
MAPLE AVENUE
EAST ELEVATION

02



BUILDING J1
SIXTH STREET
NORTH ELEVATION

01

- BUILDING MATERIALS**
- 1. BRICK VENEER (MULTIPLE COLORS)
 - 2. PRE-CAST CONCRETE
 - 3. METAL PANELS / ROOFING
 - 4. 2 1/2" TYP. / CORNICE
 - 5. NATURAL STONE



NELSEN ARCHITECTS, INC.
SCOTTSDALE, ARIZONA

1001 E. CAMERON ROAD SUITE 100 SCOTTSDALE, ARIZONA 85261
PHONE (480) 944-8888 FAX (480) 944-8888

CENTERPOINT
Residential Development
Tempe, Arizona



Date:
11-11-00

Revisions

3028

Project No.

✓ 225'-0"
TO FLOOR SCREENING

✓ 225'-0"
TO PARAPET

✓ 225'-0"
TO STRUCTURE

PA-C
THIRTEEN13.P.COR

11.0
WELSH PLANE

40'-0"
ELEVENTH FLOOR

12/15/08
12/15/08

175'-0"
FIRST FLOOR

EXHIBIT A

SEVENTH FLOOR

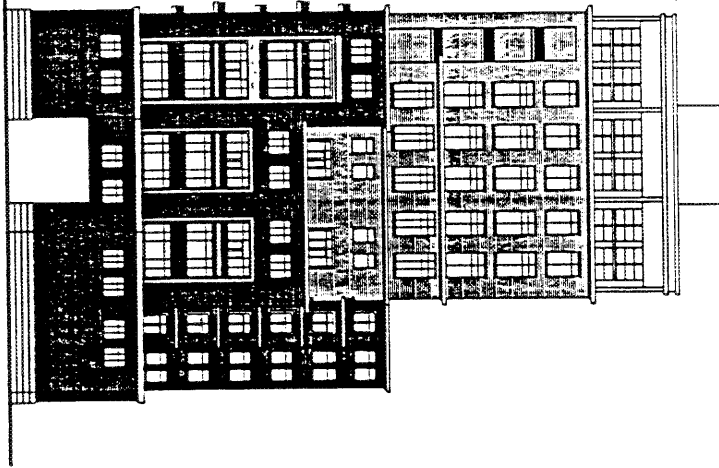
J. H. C.

56-67

27-0'
THIRD FLOOR

28.0'
SECOND FLOOR

0.0
GROUND 11.000



02 BUILDING J1
WEST ELEVATION
NTB

225.0°
TO THE C/D OCCURRENDS

225.0°
TO W/ARET

225.0°
TO D/OCCURRENDS

THIRTIETH FLOOR

HELPFUL ROOM

ELEVENTH FLOOR

12/11/2008

PHOTO ALCOA

© 2000 PLACER

4.64.0.

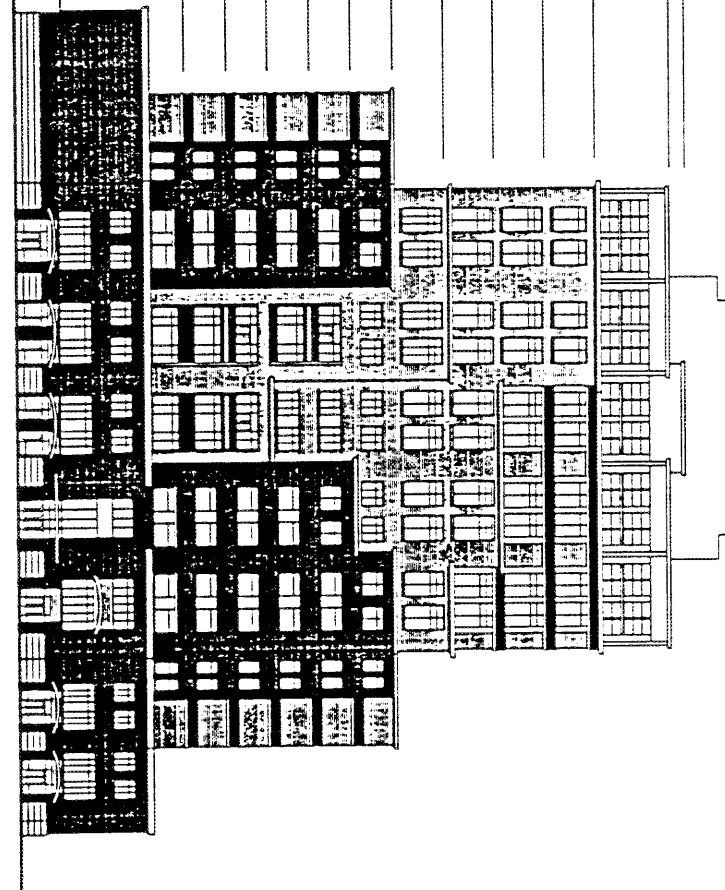
10.0'

56'-0"
FOURTH FLOOR

41-8
THIRD FLOOR

SECOND FLOOR

GROUND FLOOR



BUILDING J1
SOUTH ELEVATION
- 01
KTB

BUILDING MATERIALS

1. BRICK VENEER (MULTIPLE COLORS)
2. POKE-CAST CONCRETE
3. METAL PANELS / ROOFING
4. EIFS / TRIM / CORNICE
5. NATURAL STONE

CENTERPOINT
Residential Development
Tempe, Arizona

**NELSEN
ARCHITECTS, INC.**
SCOTTSDALE AUSTIN

B
REGISTRATION

11-14-00
 0 1000 (SPT) 1000

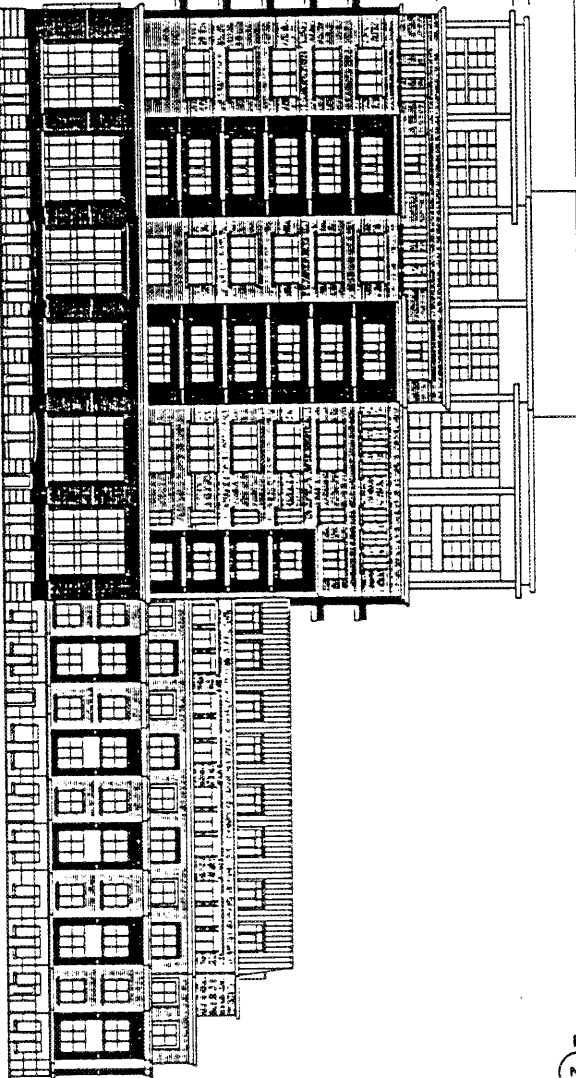
Reviews

Sheet

302b

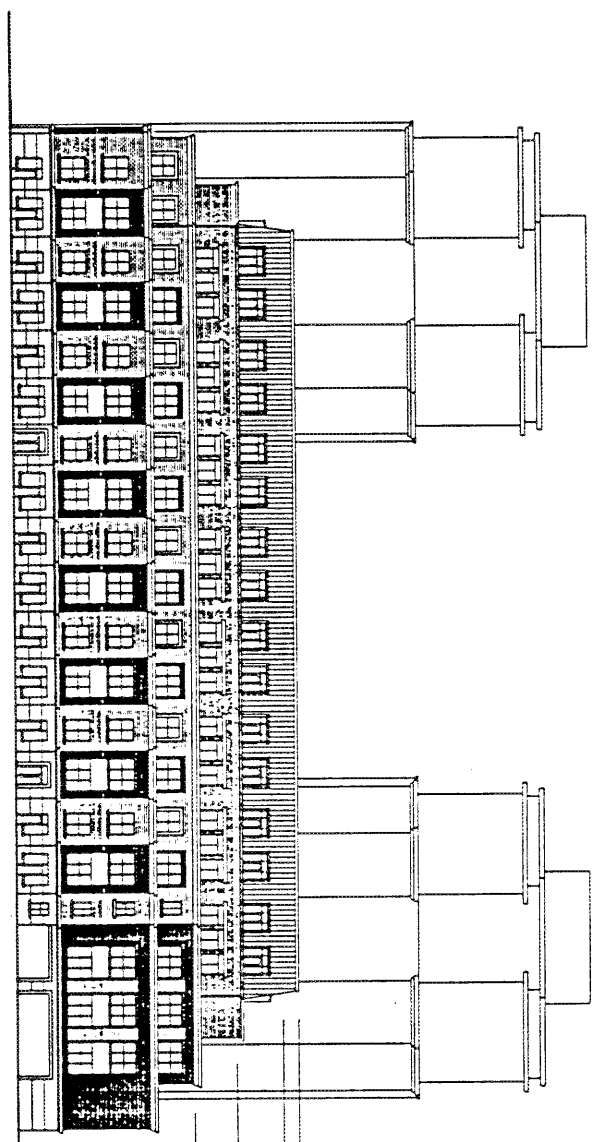
Property No.

- 44'-0" TO TECH SCOPE ENDS
- 41'-0" TO PARKING
- 44'-0" TO STRUCTURE
- 41'-0" ELEVATOR FLOOR
- 41'-0" TENNIS FLOOR
- 41'-0" HANDED FLOOR
- 41'-0" ELEVATOR FLOOR
- 41'-0" REVENUE FLOOR
- 41'-0" SIXTH FLOOR
- 41'-0" FIFTH FLOOR
- 41'-0" FOURTH FLOOR
- 41'-0" THIRD FLOOR
- 41'-0" SECOND FLOOR
- 41'-0" GROUND FLOOR



1 BUILDINGS J2 & K
MAPLE AVENUE
EAST ELEVATION
SCALE: 1/8" = 1'-0"

- BUILDING MATERIALS**
- 1. BRICK VENEER (MILITARY COLOR)
 - 2. FINE CAST CONCRETE
 - 3. METAL PANELS / ROOFING
 - 4. EIFS TRIM / CORNICE
 - 5. NATURAL STONE



2 BUILDINGS J2 & K
FIFTH STREET
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

- 41'-0" TO PARKING
- 41'-0" TO STRUCTURE
- 41'-0" SIXTH FLOOR
- 41'-0" FIFTH FLOOR
- 41'-0" FOURTH FLOOR
- 41'-0" THIRD FLOOR
- 41'-0" SECOND FLOOR
- 41'-0" GROUND FLOOR

Revisions

Date: 11-14-00

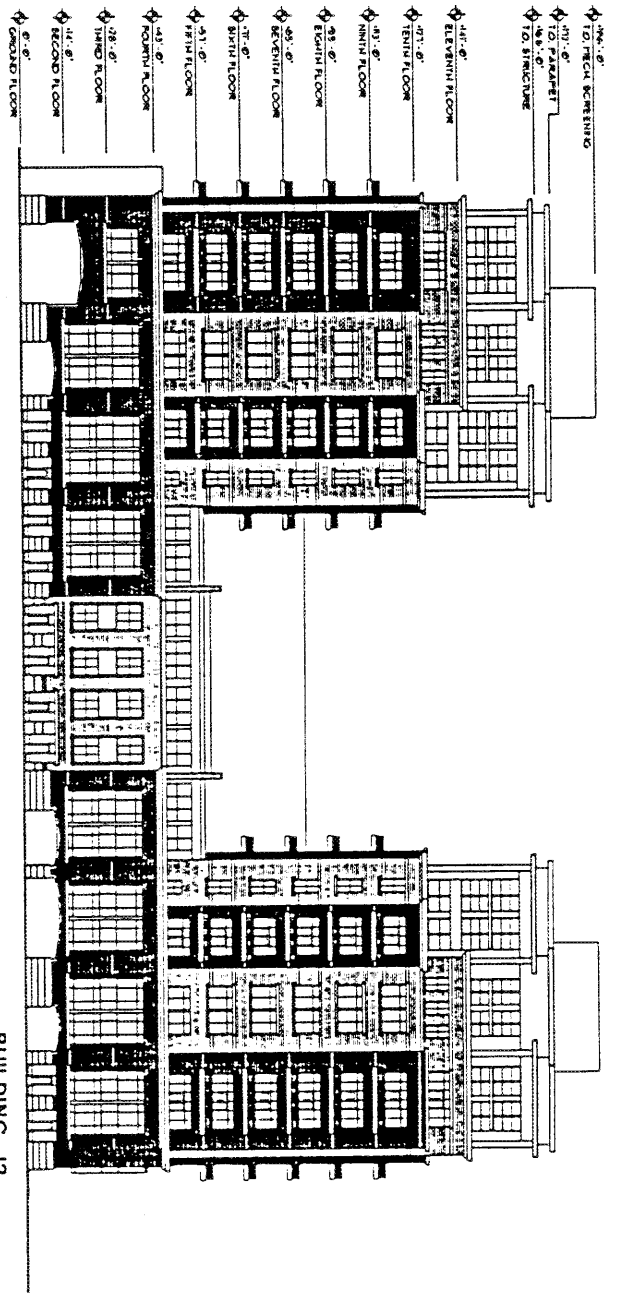
Drawn by: J. J. J.



CENTERPOINT
Residential Development
Tempe, Arizona

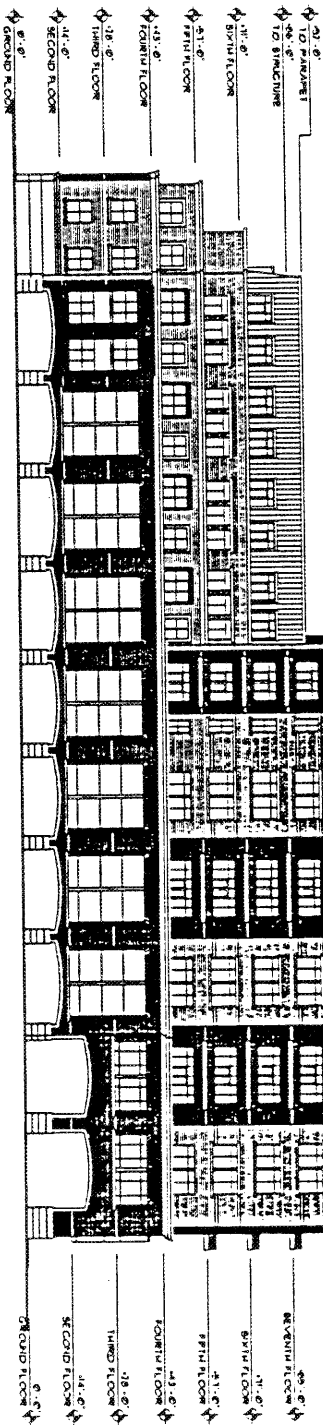
NELSON ARCHITECTS, INC.
SCOTTSDALE, ARIZONA 85254
1001 E. CAMDEN ROAD SUITE 100 SCOTTSDALE, ARIZONA 85254
PHONE (480) 948-6600 FAX (480) 948-6601

Sheet: A303a
Project No: 1



2
SCALE: 1/8" = 1'-0"

BUILDING J2
SIXTH STREET
SOUTH ELEVATION



1
SCALE: 1/8" = 1'-0"

BUILDING J2 & K
WEST ELEVATION

- BUILDING MATERIALS**
1. BRICK VENEER (MULTIPLE COLORS)
 2. PRECAST CONCRETE
 3. METAL PANELS / ROCKFAC
 4. EIFS / TRIM / CORNICE
 5. NATURAL STONE

CENTERPOINT RESIDENTIAL NARRATIVE

The CenterPoint Residential project comprises approximately 5 AC of the +/-24 AC. of the CenterPoint Development. The project is specifically located South of 5th Street and West of Maple Avenue just North of the existing Parking Garage No 1 and the Theater and East of the Marriott Hotel.

The Center Point Residential project is located within the "CenterPoint" property and is envisioned as a Mixed use project which will offer "flex-space" opportunities for the first two levels from the street. The term "flex-space" describes live/work opportunities that would be offered as a for sale product. This will offer an active and exciting urban edge as well as ownership and investment opportunities for the tenants. The existing approved allowable uses, as part of the Centerpoint PAD, accommodate general retail, office, theater, hotel, art gallery and restaurants. We are requesting a Use Permit under the CCD to allow the "flex space" concept to be viable in order to provide live/work opportunities by providing the mix of residential/ multi-family and commercial uses such as retail, office, restaurant (with entertainment), medical, dental, professional, clerical, administrative or sales service only are rendered, fine arts class instruction studios and photography studios. We feel this will provide for a truly integrated and vibrant aspect of Urban City Living.

The CenterPoint Residential project proposes continuing 6th Street through to Ash Avenue. This will increase the pedestrian connections to the surrounding areas and provide for better circulation and reduce the traffic impact of the project by allowing access directly to Ash Avenue or Mill Avenue. The site will provide and is also surrounded by goods and services that will encourage pedestrian walking and the use of public transportation systems located near the site. We are requesting a variance to the ordinance requiring 365 bicycle spaces. We feel that the nature of this project and its location within the downtown area provides for ample bicycle parking opportunities, thus we are requesting to provide 50 bicycle parking spaces.

The CenterPoint Residential project (642 units) provides less density than is permissible under the Center Point CCD zoning ordinance (964 units), thus reducing the overall massing of the project. The units range from 600 sf. to 3,500 sf. The project's massing and articulation is sensitive to the surrounding area. The buildings create a three-story base throughout and step back to create balcony opportunities. We are proposing four buildings on the site, which step toward the center of the site. Along 5th Street is a 6-story Residential building (K) that defines an internal courtyard. Building K was approved as an 8- Story Hotel building under the previous PAD's. The next building that defines the Courtyard toward the South (J2) is proposed to be two 11-Story Residential buildings. The third building (J1) is a 13-Story residential tower located at the center of the site. The fourth building (M) is proposed as a 2-story Retail/Restaurant and Flex Space building of +/-12,000 SF. Under the previous PAD, 2-12 Story buildings and an 8- story Hotel building and a six level garage building were previously approved in this location. In an effort to reduce the overall massing of the project and create the necessary variety, hierarchy, urban edge, we have proposed stepping back from 5th Street and the surrounding neighbors, we feel that this will enhance the overall quality of the project. We are requesting a variance in the height of building J1 to be increased by 21'-0" and from 12 stories to 13 stories.

NOV 14 2000

SPD-2000-80

Centerpoint Residential

This will also allow us to wrap the above grade 3-Story garage with residential/ flex units, thus improving the overall character of the project. The effect of doing this also causes us to, request a variance in the site coverage from 40% in the CCD to 44%. We are requesting a variance in the mechanical screening requirements to be increased from 12' to 20', to accommodate elevator overruns and roof top mechanical equipment. This is needed and typical for a building of this nature. The nature of most of the variances have been previously approved in other phases.

The architectural character for the CenterPoint Residential project is envisioned to integrate and enrich the character of the Tempe Downtown area, Centerpoint and its surrounding neighbors. It is the intent of this project to create a rich urban texture like seen in some traditional streets and "brownstones". The palette of materials is envisioned as predominantly brick with rich detailing and articulation, pre-cast stone and some natural stone at the base of the buildings is envisioned to articulate the pedestrian realm and the window fenestrations. The use of non-reflective metal panels for articulation and detailing to contrast and accentuate the brick is a desirable element. We also envision cornice details in the towers to help articulate the outline of the building.

The Center Point Residential project will offer rich opportunities for urban living to its residents by providing, a high quality upscale residential project. The uniqueness of the project is the vitality it will offer to integrate live/ work opportunities and to provide for ownership and investment of commercial neighborhood shops and services that will be an asset to the longevity and success of Tempe.

7. The owner shall provide parking according to the model recommended in the report submitted with the request. The model may be modified with prior approval of the Zoning Administrator.
8. A parking association shall be formed to include all owners and/or managers of all parcels within this project. The City Attorney shall review and approve all association documents and agreements.
9. Deceleration lanes shall be located on Rio Salado Parkway. Details to be resolved with Public Works prior to recordation.
10. Developer shall resolve final details of Flood Control access along the entire north edge of the property, along the top of the levy, prior to issuance of a building permit.
11. Details of fire prevention, fire access, emergency water supply issues, and fire truck loading shall be resolved with the Fire Department prior to issuance of a building permit.
12. 50 bicycle parking spaces shall be provided in Phase II and 65 in Phase III. Details to be resolved with Public Works/Transit Staff as each phase is developed.
13. All applicable conditions as approved by City Council, September 14, 2000, shall apply (SPD-2000.37 and SPD-2000.40).

PLANNED DEVELOPMENT (0406) Hold a public hearing for **CENTERPOINT RESIDENTIAL** (Centerpoint Plaza Limited Partnership, property owner) for an 8th Amended Preliminary Planned Area Development for 1,409,341 s.f. on 24.16 acres mixed use development located at 75 West 5th Street. The following approval is requested from the City of Tempe:

#SPD- 2000.80 8th Amended Preliminary Planned Area Development for Phase VIII for 793,498 s.f. mixed use development for retail, restaurants, 612 residential units, and a parking structure with a total of 1,616 parking spaces (two levels of parking, three below-grade and one at-grade) on 5.35 net acres, located at 75 West 5th Street in the CCD Zoning District. This project includes the following:

Use Permit:

Allow live/work (flex space) condominiums units, and mixed uses as retail/restaurants (with entertainment).

Variances:

1. Increase the maximum allowed height for mechanical screening from 12' to 20'.
2. Increase the maximum allowed building lot coverage from 40% to 44%.
3. Increase the maximum existed allowed building height from 204' to 225'.
4. Reduce the minimum bicycle parking required within the Arizona State University commuting area from 730 spaces to 50 spaces.

Corky Houchard represented the applicant and explained the request. Had a preliminary meeting with Planning Area Advisory Board (PAAB) and Hayden Square Townhome Association. Felt opening Sixth Street will open the project.

Fred Brittingham addressed issues on traffic. Traffic study has been updated over the years and the basic site plan has not changed.

Commissioner Spitler asked for assurances that the residential condos would be owner/occupied and not rented. Mr. Claassen stated that there is no stipulation to that.

Discussion was held by the Commission and applicant on the height of the building.

The following spoke on the request:

Tom Hinchion – This would be an automobile-based development. Concerned that traffic will spill into neighborhood.

Tom Hornsby – Chairman of Mitchell Park West Neighborhood Assn., but is representing himself. The height and scale are too tall for the surrounding area. Project will impact Fifth Street.

Fred Brittingham stated that this is the last phase of the Centerpoint project and staff is excited to see residential in the downtown area. Height issue is of a concern. This was suppose to be a dense, intense project and urbanized. Staff has proposed several modifications to the conditions.

Commissioner Spitler asked about the Development Agreement. Mr. Brittingham explained that the Development Agreement goes with the land and grants certain basic rights. This plan is a new issue.

Commissioner Huellmantel expressed concern with overall height. Architecturally it would be hard to tell the difference between 204' and 225'.

Commissioner DiDomenico stated that the alternative to urban sprawl is density. Scale is not an issue, however, the types of uses brought into the community are important. Concerned with bike parking.

Commissioner Spitler questioned if PAAB had advised the Commission on their recommendations? Mr. Brittingham stated that there has been contact with PAAB and they have commented on the site plan. This is still a learning process with respect to PAAB submitting recommendations. Mr. Brittingham also stated that it would be difficult to ask the applicant to accept a continuance if PAAB had not submitted any recommendations because this new process is not of his making.

Mr. Houchard stated that he will continue to work with PAAB and neighbors.

MOTION: Commissioner Duke made a motion to approve #SPD-2000.80 subject to the conditions as noted in the staff report with modifications to #1b, 7, 8 and 9. Commissioner Collett seconded the motion.

Commissioner Spitler feels density is an important issue and it brings things to the downtown. Is concerned with the PAAB involvement. Agrees with Fred and will take Corky at his word to return to PAAB. Is concerned with building height and bike spaces. Would be remiss to support building at this time.

Commissioner Huellmantel stated that this is a large project and is concerned with height. It may be too large for the downtown area. But can also see where 21' is irrelevant. Will support project.

VOTE: Passed 7-0.

The approval was subject to the following conditions:

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards as required may include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees
 - (2) Water and/or sewer participation charges
 - (3) Inspection and testing fees
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.

5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
6. An Amended Preliminary P.A.D. must be recorded prior to issuance of any construction permits for this project. A Final P.A.D. for each respective phase of development shall also be approved by the Council and recorded prior to issuance of building permits for each phase.
7. The developer is encouraged to provide recycling facilities with details to be approved by the Public Works Department prior to the issuance of the first Certificate of Occupancy.
8. Details for a relocated or shared access drive with the hotel to be resolved with Public Works prior to recordation and reflected on the appropriate plan(s).
9. Applicant shall provide an updated Traffic Impact Study to determine if additional transportation improvements are required. Traffic Impact Study shall be provided to the Public Works Transportation staff prior to final City Council hearing. Any transportation improvements as may be indicated by the study shall be agreed upon prior to recordation.
10. Final location of bike spaces to be resolved as part of the Final P.A.D. processing.

PLANNED DEVELOPMENT (0406) Hold a public hearing for **BROWNSTONE AT HYDE PARK** (Cortlandt P. Houchard, Brownstone Residential, property owner) a residential development consisting of 63 units with an urban town house design located at 589 South Roosevelt Street. The following approval is requested from the City of Tempe:

#ZON-2000.12 ORDINANCE NO. 808.2000.11 Zoning change from R-3 Multifamily Residential District to R1-PAD One Family Residential District for 3.29 net acres.

#SPD-2000.83 A Preliminary Planned Area Development for 63 (2-bedroom) units for sale condominiums/loft project, Lot 1 and 2, bordered by Roosevelt Street, Wilson Street, 6th Street and 7th Street on 3.03 net acres. The overall project provides two and three story units with walk up stoops or front porches and garages.

#SBD-2000.84 A Preliminary Subdivision Plat for Brownstone at Hyde Park consisting of 63 lots and 3 tracts on 3.29 net acres.

Corky Houchard represented the applicant and explained the project.

The following spoke on the project:

Bob Williams – Concerned with the side yard setback reduction. The two story townhouses will be adjacent to his property and believes there is a privacy issue. He objects to eliminating landscaping on the south side. That would mean that he would have no buffer. He is also concerned with reducing 2 car parking spaces. This would promote street parking.